

CONSTRUCTION NOTES (UNLESS OTHERWISE NOTED)
ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12 - 2012 OBC.

1 ROOF CONSTRUCTION (*SEE OBC 9.19.1)

NO. 210 (10.25kg/m²) ASPHALT SHINGLES. 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @800mm (24") o.c. MAX. APPROVED EAVE PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") o.c. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RVL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF / WALL SURFACES SUSCEPTIBLE TO DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") o.c. ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 408 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES.

2 FRAME WALL CONSTRUCTION (2"x6")

SIDING, HARDIE BOARD, STUCCO BOARD OR EQUAL AS PER ELEVATION. 19x64 (1"x3") VERTICAL WOOD FURRING. APPROVED SHEATHING PAPER, MIN. RSI.0.88 (R-5) RIGID INSULATION. 38x140 (2"x6") STUDS @ 400mm (16") o.c. FILLED WITH MIN. RSI 3.87 (R-22) BATT INSULATION. TOTAL MIN. RSI 4.75 (R-27). APPROVED DIAGONAL WALL BRACING. VAPOUR BARRIER AND CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH.

3 BRICK VENEER CONSTRUCTION (2"x6")

90mm (4") FACE BRICK 25mm (1") AIR SPACE. 22x180x76mm (7"x8"x0.03") GALV. METAL TIES @ 400mm (16") o.c. HORIZONTAL 600mm (24") o.c. VERTICAL 400mm (16") o.c. SHEATHING PAPER, MIN. RSI.0.88 (R-5) RIGID INSULATION. 38x140 (2"x6") STUDS @ 400mm (16") o.c. FILLED WITH MIN. RSI 3.87 (R-22) BATT INSULATION. TOTAL MIN. RSI 4.75 (R-27). APPROVED DIAGONAL WALL BRACING. VAPOUR BARRIER AND CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE VEE HOLES @ 800mm (32") o.c. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.

3A STUCCO WALL CONSTRUCTION (2"x6")

STUCCO CLADDING SYSTEM CONFORMING TO OBC 9.27.1.1(2) & 9.28 THAT EMPLOY A MINIMUM 6mm (1/4") DRAINAGE CAVITY BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED AS PER MANUFACTURERS SPECIFICATION ON 25mm (1") MINIMUM EXTRUDED OR EXPANDED RIGID INSULATION. APPROVED SHEATHING PAPER, MIN. RSI.0.88 (R-5) RIGID INSULATION. 38x140 (2"x6") STUDS @ 400mm (16") o.c. FILLED WITH MIN. RSI 3.87 (R-22) BATT INSULATION. TOTAL MIN. RSI 4.75 (R-27). APPROVED DIAGONAL WALL BRACING. VAPOUR BARRIER AND CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. STUCCO TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

4 INTERIOR STUD PARTITIONS

(*SEE OBC 9.23.10.4.9.23.11.1)
BEARING PARTITION 38x89 (2"x4") @ 400mm (16") o.c. FOR 2 STOREYS AND 300mm (12") o.c. FOR 3 STOREYS. NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm (24") o.c. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2-2"x4") TOP PLATE. 13mm (1/2") INTERIOR DRYWALL BOTH SIDES OF STUD. PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

5 FOUNDATION WALL/FOOTINGS:

(*SEE OBC 9.15.3 & 9.15.4.1)
200mm (8") OR 255mm (10") POURED CONC. FDN. WALL 15MPa (2200psi) WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. BRACE FOUNDATION WALL PRIOR TO BACKFILLING ON CONC. FOOTINGS C/W CONT. FORMED KEYWAY AND REST ON NATURAL UNDISTURBED SOIL WITH MINIMUM BEARING CAPACITY OF 100kPa (14.5 psi) OR GREATER. FOR FOOTING SIZES SEE ARCHITECTURAL DRAWINGS.

6 WEeping TILE

(*SEE OBC 9.14.3.1)
100mm (4") DIA. WEeping TILE 150mm (6") CRUSHED STONE OVER AND AROUND WEeping TILES.

7 BASEMENT SLAB

(*SEE OBC 9.16.1)
90mm (3") MIN. 25MPa (3500psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL OR 15MPa (2200psi) CONC. WITH DAMPROOFING BELOW SLAB.

8 WOOD SUBFLOORS

(*SEE OBC 9.23.14. & 9.30.2.1)
19mm (3/4") T&G SUBFLOOR UNDER GROUND FLOOR FINISH FLOOR. 16mm (5/8") T&G SUBFLOOR UNDER SECOND FLOOR FINISH FLOOR. 16mm (5/8") PANEL-TYPE UNDERLAY FOR CERAMIC TILE APPLICATION. 6mm (1/4") PANEL-TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING.

9 ROOF INSULATION

RSI 10.56 (R60) ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL.

10 ALL STAIRS/EXTERIOR STAIRS (*SEE OBC 9.8.1)

MAX. RISE = 200 (7'-7/8")
MIN. RUN = 210 (8'-1/4")
MIN. TREAD = 235 (9'-1/4")
MAX. NOSING = 25 (1")
MIN. HEADROOM = 1950 (6'-5")
RAIL @ LANDING = 900 (2'-11")
RAIL @ STAIR = 885 (2'-10") TO 985 (3'-2")
MIN. STAIR WIDTH = 860 (2'-10")

FOR CURVED STAIRS
MIN. AVG. RUN = 200 (8")
MIN. RUN = 150 (6")

11 RAILING

(*SEE OBC 9.8.8.1)
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS.

INTERIOR GUARDS: = 900mm (2'-11") MIN.
EXTERIOR GUARDS: = 1070mm (3'-8") MIN.

12 SILL PLATE

(*SEE OBC 9.23.6 & 9.23.7.1)
38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") o.c. CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDN. WALL. USE MORTAR TO LEVEL SILL PLATE WHEN REQUIRED.

13 BASEMENT INSULATION

(*SEE OBC 12.3.1)
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 152mm (6") ABOVE THE FINISHED FLOOR OF THE BASEMENT AND NOT LESS THAN 50mm (2") TO THE SLAB. FOUNDATION WALL INSULATION SHALL BE MINIMUM RSI.3.52 (R20) INSULATION BLANKET OR BATTIS WITH 38x89 (2"x4") STUD WALL, APPROVED VAPOUR BARRIER, DAMPROOFING W/BLDG. PAPER BETWEEN THE FDN. AND INSUL.

14 BASEMENT BEARING STUD PARTITION (2"x4")

(*SEE OBC 9.23.10.1)
38x89 (2"x4") STUDS @400mm (16") o.c. 38x89 (2"x4") SILL PLATE ON DAMPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") o.c. (4") HIGH CONC. CURB ON 305x155 (12"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

14A BASEMENT BEARING STUD PARTITION (2"x6")

38x140 (2"x6") STUDS @400mm (16") o.c. 38x140 (2"x6") SILL PLATE ON DAMPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") o.c. (4") HIGH CONC. CURB ON 400x155 (16"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15 STEEL BASEMENT COLUMN (*SEE OBC 9.17.3.1)

90mm (3-1/2") DIA. x 4.78mm (.188) STL. COL. WITH 150x150x5.5mm (6"x6"x3/8") STL. TOP & BOTTOM PLATE.

15A STEEL COLUMN (*SEE OBC 9.17.3.1)

90mm (3-1/2") DIA. x 4.78mm (.188) STL. COLUMN WITH 100x100x6.4mm (4"x4"x1/4") STEEL TOP & BOTTOM PLATE. FIELD WELD BOTTOM PLATE TO 250x100x12.5mm (10"x4"x1/2") BASE PLATE C/W 2-13mm (1/2") DIA. x 300mm (12") LONG x 50mm (2") HOOK ANCHORS.

16 NIB WALLS

(*SEE OBC 9.23.8.1)
BEAM POCKET OR 200x200 (8"x8") POURED CONCRETE NIB WALLS. MINIMUM BEARING 90mm (3-1/2")

17 STEEL BEAM STRAPPING (*SEE OBC 9.23.4.3.(3)(c))

19x38 (1"x2") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

18 GARAGE SLAB

(*SEE OBC 9.16.1)
100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT 1% MIN.

19 INTERIOR GARAGE WALLS & CEILINGS

(*SEE OBC 9.10.9.15.1)
13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. MIN. RSI.0.88 (R-5) RIGID INSULATION W/ MIN. RSI 3.87 (R-22) BATT INSULATION. TOTAL MIN. RSI 4.75 (R-27) IN WALLS. RSI 5.46 (R31) IN CEILING. TAPE AND SEAL ALL JOINTS GAS TIGHT.

19A EXTERIOR GARAGE WALLS (UN-INSULATED)

(*SEE OBC 9.23.10.1.1)
EXTERIOR FINISH AS PER NOTES (2) (3) & (4)
APPROVED SHEATHING PAPER
7/16" O.S.B. EXTERIOR SHEATHING
38x 89 (2"x4") STUDS @ 400mm (16") o.c.
FOR MAX. 3.0M (9'-10") HEIGHT
38x140 (2"x6") STUDS @ 400mm (16") o.c.
FOR MAX. 3.6M (11'-10") HEIGHT
13mm (1/2") INT. DRYWALL FINISH.

20 GARAGE DOOR GASPROOFING

(*SEE OBC 9.10.13.15.1)
DOOR AND FRAME GASPROOFING. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHER STRIPPING.

21 EXTERIOR STEP

(*SEE OBC 9.8.9.2, 9.8.9.3 & 9.8.10.1)
PRECAST CONCRETE STEP OR WD. STEP WHERE NOT EXPOSED TO WEATHER MAX. RISE 200mm (7'-7/8"); MINIMUM TREAD 250mm (9'-1/2")

22 DRYER VENT

(*SEE OBC 6.2.3.8.1(1))
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. USE 1000mm (4") DIA. SMOOTH WALL VENT PIPE.

23 ATTIC ACCESS

(*SEE OBC 9.19.2.1)
ATTIC ACCESS HATCH 545x700 (22"x28") WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSULATION BACKING.

24 FIREPLACE CHIMNEYS

(*OBC 9.21.1)
TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

25 LINEN CLOSET

4 SHELVES MIN. 350mm (14") DEEP.

26 MECHANICAL EXHAUST

(*SEE OBC 9.32.3.5, 9.32.3.10.1)
MECHANICAL EXHAUST FAN VENTED TO EXTERIOR.

27 STEEL BEARING PLATE FOR MASONRY WALLS

280x280x16 (11"x11"x5/8") STL. PLATE FOR STL. BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL. ANCHORED W/ 2-19mm (3/4") x200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

28 CLASS "B" VENT

U.L.C. RATED CLASS "B" VENT 810mm (2'-0") ABOVE THE POINT IN CONTACT WITH THE ROOF FOR SLOPES UP TO 9/12, REFER TO THE ONTARIO GAS UTILIZATION CODE.

29 WOOD BASEMENT POST

(*OBC 9.17.4.1)
3-38x140 (3-2"x6") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 (1/2") DIA. BOLT ON 406x406x203 (16"x16"x8") CONC. FOOTING.

30 STEP FOOTINGS

(*OBC 9.15.3.9.1)
MIN. HORIZ. STEP = 610mm (24"). MAX. VERT. STEP = 610mm (24")

31 SLAB ON GRADE

(*SEE OBC 9.16.1)
100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. REINFORCED W/ 6x6-W2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB.

32 DIRECT VENT FURNACE

DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR. MIN 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST & INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

33 DIRECT VENT GAS FIREPLACE

DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

34 JOIST STRAPPING & BRIDGING (*SEE OBC 23.9.4.1)

ALL FLOOR JOISTS TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @2100mm (6'-11") o.c. MAX. 19x64 (1"x3") @2100mm (6'-11") o.c. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

35 EXPOSED BUILDING FACE (*SEE OBC 9.10.15.1)

EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45min. WHERE LIMITING DISTANCE IS LESS THAN 1.2M (3'-11") WHERE THE LIMITING DISTANCE IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL.

36 COLD CELLAR PORCH SLAB

(*SEE OBC 9.40.1)
FOR MAX. 2500mm (8'-2") PORCH DEPTH, 125mm (5") 32MPa (4640 psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REIN. WITH 10M BARS @200mm (8") o.c. EACH WAY IN BOTTOM THIRD OF SLAB, ANCHORED IN PERIMETER FDN. WALLS W/ 610x10 (24"x24") 10M @600mm (24") o.c. DOWELS. SLOPE SLAB MIN. 1.0% FROM DOOR. SLAB TO HAVE A MIN. 75mm (3") BEARING ON FDN. WALLS. PROVIDE (WL1) LINTELS OVER CELLAR DOOR.

37 FDN. WALL REDUCTION IN THICKNESS

(*SEE OBC 9.15.4.7.1)
FDN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 650mm (26") FOR 8" FDN. WALL. 10" FDN. WALL WHEN REDUCTION IN THICKNESS IS GREATER THAN 26". FDN. WALL SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") o.c. VERTICALLY AND 900mm (36") o.c. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

38 CONVENTIONAL ROOF FRAMING

(*SEE OBC 9.23.4.2.1(1))
FOR MAX. 2240mm (7'-4") SPAN, 38x89 (2"x4") RAFTERS @400mm (16") o.c. FOR MAX. 3530mm (11'-7") SPAN, 38x140 (2"x6") RAFTERS @400mm (16") o.c. RIDGE BOARD TO BE 51mm (2") DEEPER, 38x39 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @400mm (16") o.c. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 (16") o.c. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @600mm (24") o.c. WITH A 38x89 (2"x4") CENTER POST TO THE TRUSS BELOW, LATERALLY BRACED @1800mm (6'-0") o.c. VERTICALLY.

39 TWO STOREY VOLUME SPACES

FOR A MAXIMUM 5490mm (18'-0") HEIGHT, PROVIDE 2-38x140 (2-2"x6") CONTINUOUS STUDS @300mm (12") o.c. FOR BRICK AND 400mm (16") o.c. FOR SIDING. PROVIDE SOLID WOOD BLOCKING BETWEEN STUDS @1220mm (4'-0") o.c. VERT. 7/16" EXT. PLYWOOD.

40 EXPOSED FLOOR TO EXTERIOR

PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

41 PARTYWALLS

TYPICAL 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

42 EXTERIOR WALLS FOR WALK-OUT CONDITION

THE EXTERIOR BASEMENT STUD WALL TO BE 38x140mm (2"x6") STUDS @400mm (16") o.c. MATCH FLOOR JOIST SPACING WHEN PARALLEL WITH FLOOR JOISTS.

43 SMOKE ALARM

(*OBC 9.10.19)
WITHIN DWELLING UNITS, SUFFICIENT SMOKE ALARMS SHALL BE INSTALLED SO THAT:
a. THERE IS AT LEAST ONE SMOKE ALARM INSTALLED ON EACH STOREY, INCLUDING BASEMENTS AND
b. ON ANY STOREY OF A DWELLING UNIT CONTAINING SLEEPING ROOMS, A SMOKE ALARM IS INSTALLED,
1. IN EACH SLEEPING ROOM, AND
2. IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY, AND IF THE SLEEPING ROOMS ARE SERVED BY A HALLWAY, THE SMOKE ALARM SHALL BE LOCATED IN THE HALLWAY.

A SMOKE ALARM SHALL HAVE A VISUAL SIGNALING COMPONENT CONFORMING TO THE REQUIREMENTS IN 18.5.3. (LIGHT, COLOR AND PULSE CHARACTERISTIC) OF NFPA 72, "NATIONAL FIRE ALARM AND SIGNALING CODE".

A SMOKE ALARM SHALL BE INSTALLED IN CONFORMANCE WITH CAN/ULC-S553, "INSTALLATION OF SMOKE ALARMS".

SMOKE ALARMS SHALL BE INSTALLED ON OR NEAR THE CEILING.

44 CARBON MONOXIDE ALARM (*OBC 9.33.4.1)

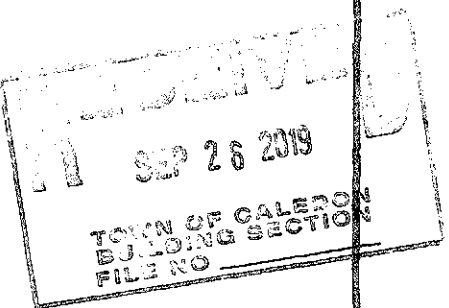
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A SUITE OF RESIDENTIAL OCCUPANCY, A CARBON MONOXIDE ALARM SHALL BE INSTALLED TO EACH SLEEPING AREA IN THE SUITE.

THE CARBON MONOXIDE ALARM SHALL
a. BE PERMANENTLY CONNECTED TO AN ELECTRICAL CIRCUIT AND SHALL HAVE NO DISCONNECT SWITCH BETWEEN THE OVERCURRENT DEVICE AND THE CARBON MONOXIDE ALARM.
b. BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED, WHERE LOCATED ADJACENT TO A SLEEPING AREA, AND
c. CONFORM TO
1. CAN/CSA-6.18, "RESIDENTIAL CARBON MONOXIDE ALARMING DEVICES", OR
2. UL2034, "SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS"

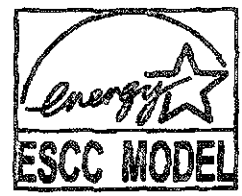
45 SOIL GAS CONTROL

(*OBC 9.13.4.1)
PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING AS REQUIRED.

THIS STRUCTURE MUST BE CONSTRUCTED TO MEET OR EXCEED THE PROVISIONS OF THE ONTARIO BUILDING CODE



FEB 14 2019



2012 CODE

NO.	DATE	WORK DESCRIPTION
7		
6		
5		
4		
3	FEB. 11, 2019	REV. ENERGY STAR V-17 TO ENERGY STAR V-17 PER CLIENT REQUEST
2	FEB. 27, 2016	REV. ENERGY STAR VERSION AND DECK DETAIL, ISSUED TO CLIENT
1	FEB. 8, 2016	PREPARED TO ENERGY STAR & ISSUED TO CLIENT

DRAWN BY: DRAWING NAME: GENERAL NOTES

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.	
Walter Botter	21031
NAME	SIGNATURE
Required unless design is exempt under Division C, Subsection 3.2.5 of the Building Code	
Jardin design group inc.	27763
FIRM NAME	BCIN

jardin
DESIGN GROUP INC
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GENERAL NOTES	
LAMBERTS LANE TOWN OF CALEDON	
MODEL NAME	T
SCALE	N.T.S.
PROJ. No.	18-18
DWG. No.	1

WINDOWS -
CANADA ZONE C

- (1) **MINIMUM BEDROOM WINDOW** (*OBC 9.9.10.1.)
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m² (3.8 SQ.FT.) UNOBSTRUCTED GLAZED OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380mm (1'-3") GLASS AREA NOT MORE THAN 17% OF GROSS PERIPHERAL WALL AREA.
MAXIMUM U-VALUE 1.67 & MIN ER-VALUE 29
- (2) **WINDOW GUARDS** (*OBC 9.8.8.1(6))
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-6") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

GENERAL:

- (1) **MECHANICAL VENTILATION**
MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS.
SEE MECHANICAL DRAWINGS.
- (2) **RAINFORCEMENT FOR GRAB BARS** (*OBC 9.5.2.3.)
RAINFORCEMENT OF STUD WALLS FOR FUTURE GRAB BARS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. SEE DETAIL

LUMBER:

- 1.) ALL LUMBER SHALL BE SPRUCE-PINE-FIR No.1&2 GRADE, UNLESS NOTED OTHERWISE.
- 2.) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE-PINE-FIR No.1&2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
- 3.) ALL BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.
- 4.) LVL BEAMS SHALL BE VERSA-LAM 2.0E (Fb=2800psi MIN.) OR EQUIVALENT. NAIL EACH PLY OF LVL WITH 89mm (3-1/2") LONG COMMON WIRE NAILS @300mm (12") o.c. STAGGERED IN 2 ROWS FOR 184, 240, & 300mm (7-1/4", 9-1/2", 11-7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 1/2" (13mm) DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") o.c.
- 5.) PROVIDE TOP MOUNT BEAM HANGERS FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.
- 6.) PROVIDE METAL JOIST HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
- 7.) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2mm POLYETHYLENE FILM, No.50 (45lbs) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

STEEL:

STRUCTURAL STEEL AND HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W.

REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

ELECTRIC VEHICLE CHARGING SYSTEM (EVCS):

ROUGH-IN FOR FUTURE VEHICLE SUPPLY EQUIPMENT (CHARGING SYSTEM) TO BE INSTALLED. ROUGH-IN SHALL INCLUDE:

- A MINIMUM 200 amp PANEL BOARD,
- CONDUIT THAT IS NOT LESS THAN 1 1/16" (27mm) TRADE SIZE,
- A SQUARE 4 11/16" (119mm) TRADE SIZE ELECTRICAL OUTLET BOX,
- FUME-PROFFED ELECTRICAL OUTLET BOX TO BE INSTALLED IN THE GARAGE OR CARPORT OR ADJACENT TO DRIVEWAY.

REFER TO 2012 O.B.C. 9.34.4

STABILITY OF NARROW (20'-25')
& TALL (±30') HOUSES

BUILDER TO PROVIDE SUFFICIENT TEMPORARY BRACING TO RESIST WIND LOADING WHEN UNDER CONSTRUCTION. FURTHER RECOMMENDATIONS:

- 1.) REDUCE THE FOUNDATION WALL SILL PLATE ANCHOR BOLT SPACING FROM 2400mm o.c. (7'-10") TO 1220mm o.c. (4'-0") FOR STANDARD CONDITIONS.
- 2.) USE 9.5mm (3/8") THICK PLYWOOD OR WAFERBOARD FOR THE EXTERIOR WALL SHEATHING.
- 3.) TO STIFFEN THE STRUCTURE IN TRANSVERSE DIRECTION USE 9.5mm (3/8") THICK PLYWOOD NAILED TO THE INTERIOR PARTITIONS ON EACH FLOOR FOR A MINIMUM 2 INTERIOR PARTITION WALLS ON BOTH SIDES AND PERPENDICULAR TO THE LONG WALLS.

BRICK VENEER LINTELS

WL1 = 3-1/2"x3-1/2"x1/4" L (90x90x6.0L) + 2-2"x8" SPR. No.2
WL2 = 4"x3-1/2"x5/16" L (100x90x8.0L) + 2-2"x8" SPR. No.2
WL3 = 5"x3-1/2"x5/16" L (125x90x8.0L) + 2-2"x10" SPR. No.2
WL4 = 6"x3-1/2"x3/8" L (150x90x10.0L) + 2-2"x12" SPR. No.2
WL5 = 6"x4"x3/8" L (150x100x10.0L) + 2-2"x12" SPR. No.2
WL6 = 5"x3-1/2"x5/16" L (125x90x8.0L) + 2-2"x12" SPR. No.2
WL7 = 5"x3-1/2"x5/16" L (125x90x8.0L) + 3-2"x10" SPR. No.2
WL8 = 5"x3-1/2"x5/16" L (125x90x8.0L) + 3-2"x12" SPR. No.2
WL9 = 6"x4"x3/8" L (150x100x10.0L) + 3-2"x12" SPR. No.2

WOOD LINTELS AND BEAMS

WB1 = 2-2"x8" SPR. No.2 (2-38x184 SPR. No.2)
WB2 = 3-2"x8" SPR. No.2 (3-38x184 SPR. No.2)
WB3 = 2-2"x10" SPR. No.2 (2-38x235 SPR. No.2)
WB4 = 3-2"x10" SPR. No.2 (3-38x235 SPR. No.2)
WB5 = 2-2"x12" SPR. No.2 (2-38x286 SPR. No.2)
WB6 = 3-2"x12" SPR. No.2 (3-38x286 SPR. No.2)
WB7 = 5-2"x12" SPR. No.2 (5-38x286 SPR. No.2)
WB11 = 4-2"x10" SPR. No.2 (4-38x235 SPR. No.2)
WB12 = 4-2"x12" SPR. No.2 (4-38x286 SPR. No.2)

LOOSE STEEL LINTELS

L1 = 3-1/2"x3-1/2"x1/4" L (90x90x6.0L)
L2 = 4"x3-1/2"x5/16" L (100x90x8.0L)
L3 = 5"x3-1/2"x5/16" L (125x90x8.0L)
L4 = 6"x3-1/2"x3/8" L (150x90x10.0L)
L5 = 6"x4"x3/8" L (150x100x10.0L)
L6 = 7"x4"x3/8" L (175x100x10.0L)

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4" x 7 1/4" (1-45x184)
LVL1 = 2-1 3/4" x 7 1/4" (2-45x184)
LVL2 = 3-1 3/4" x 7 1/4" (3-45x184)
LVL3 = 4-1 3/4" x 7 1/4" (4-45x184)
LVL4A = 1-1 3/4" x 9 1/2" (1-45x240)
LVL4 = 2-1 3/4" x 9 1/2" (2-45x240)
LVL5 = 3-1 3/4" x 9 1/2" (3-45x240)
LVL5A = 4-1 3/4" x 9 1/2" (4-45x240)
LVL6A = 1-1 3/4" x 11 7/8" (1-45x300)
LVL6 = 2-1 3/4" x 11 7/8" (2-45x300)
LVL7 = 3-1 3/4" x 11 7/8" (3-45x300)
LVL7A = 4-1 3/4" x 11 7/8" (4-45x300)
LVL8 = 2-1 3/4" x 14" (2-45x356)
LVL9 = 3-1 3/4" x 14" (3-45x356)
LVL10 = 2-1 3/4" x 18" (2-45x456)

DOOR SCHEDULE

1 = 2'-10" x 6'-8" (865x2033) - INSULATED ENTRANCE DOOR
1a = 2'-8" x 6'-8" (815x2033) - INSULATED FRONT DOORS
2 = 2'-8" x 6'-8" (815x2033) - WOOD & GLASS DOOR
3 = 2'-8" x 6'-8" x 1-3/4" (815x2033x45) - EXTERIOR SLAB DOOR
4 = 2'-8" x 6'-8" x 1-3/8" (815x2033x35) - INTERIOR SLAB DOOR
5 = 2'-6" x 6'-8" x 1-3/8" (760x2033x35) - INTERIOR SLAB DOOR
6 = 2'-2" x 6'-8" x 1-3/8" (660x2033x35) - INTERIOR SLAB DOOR
7 = 1'-6" x 6'-8" x 1-3/8" (480x2033x35) - INTERIOR SLAB DOOR

LEGEND

DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
GT	GIRDER TRUSS
	POINT LOAD
	SOLID WOOD BEARING. SOLID BEARING TO BE WIDE AT LEAST AS SUPPORTED MEMBER. MIN. 3 PIECES.
	LOAD-BEARING WALL
	TWO-STOREY WALL. SEE NOTE 39
	FLAT ARCH

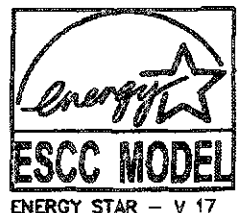
F.D.	FLOOR DRAIN
SA	SMOKE ALARM. SEE NOTE 43
SA	SMOKE ALARM & CARBON MONOXIDE ALARM. SEE NOTE 44

THIS STRUCTURE MUST BE
CONSTRUCTED TO MEET OR
EXCEED THE REQUIREMENTS OF
THE ONTARIO BUILDING CODE



FEB 14 2019

2012 CODE



THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.	7		
JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS FOR MORE INFORMATION.	6		
AS CONSTRUCTED, MEMBERS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.	5		
JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.	4		
THIS DRAWING IS AN INSTRUMENT OF SERVICE, APPROVED BY AND IS THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT TO BE SCALED.	3	FEB. 11, 2019	REV. ENERGY STAR V-17 TO ENERGY STAR V-17 PER CLIENT REQUEST
	2	FEB. 27, 2016	REV. ENERGY STAR VENTILATION AND DECK DETAIL. ISSUED TO CLIENT
	1	FEB. 8, 2016	PREPARED TO ENERGY STAR & ISSUED TO CLIENT
NO:	DATE:	WORK DESCRIPTION:	

DRAWN BY

DRAWING NAME: GENERAL NOTES

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.	
QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the Building Code.	
Walter Botter	21031
NAME	SIGNATURE
REGISTRATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the Building Code.	
jardin design group inc.	27763
FIRM NAME	BCIN

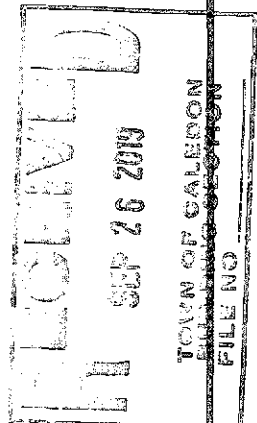
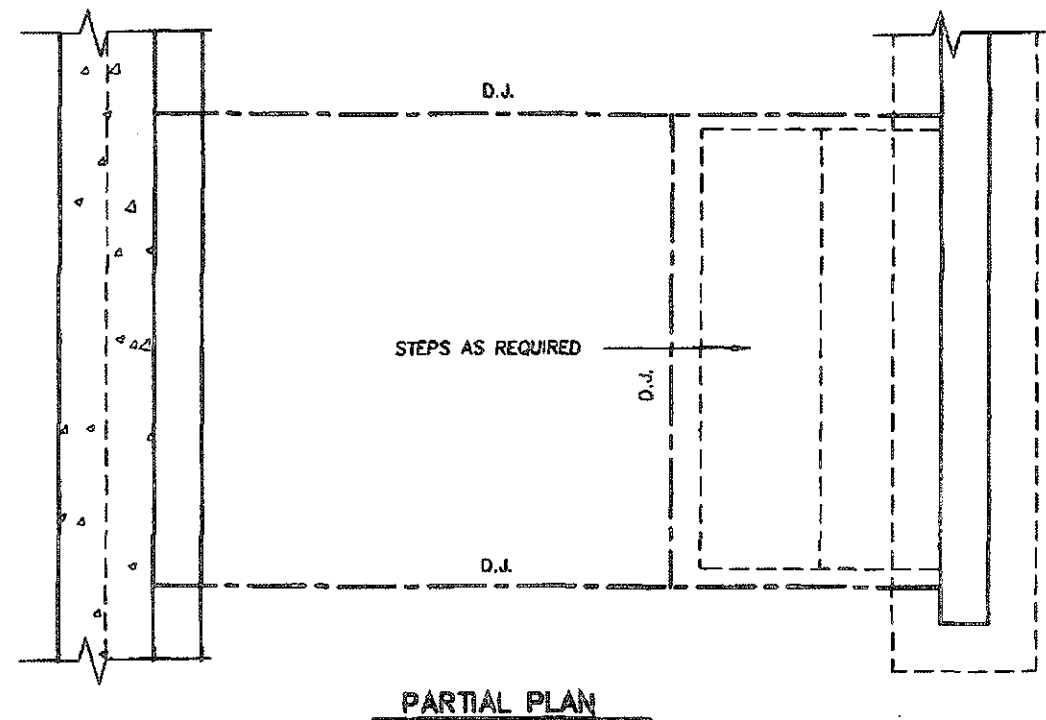
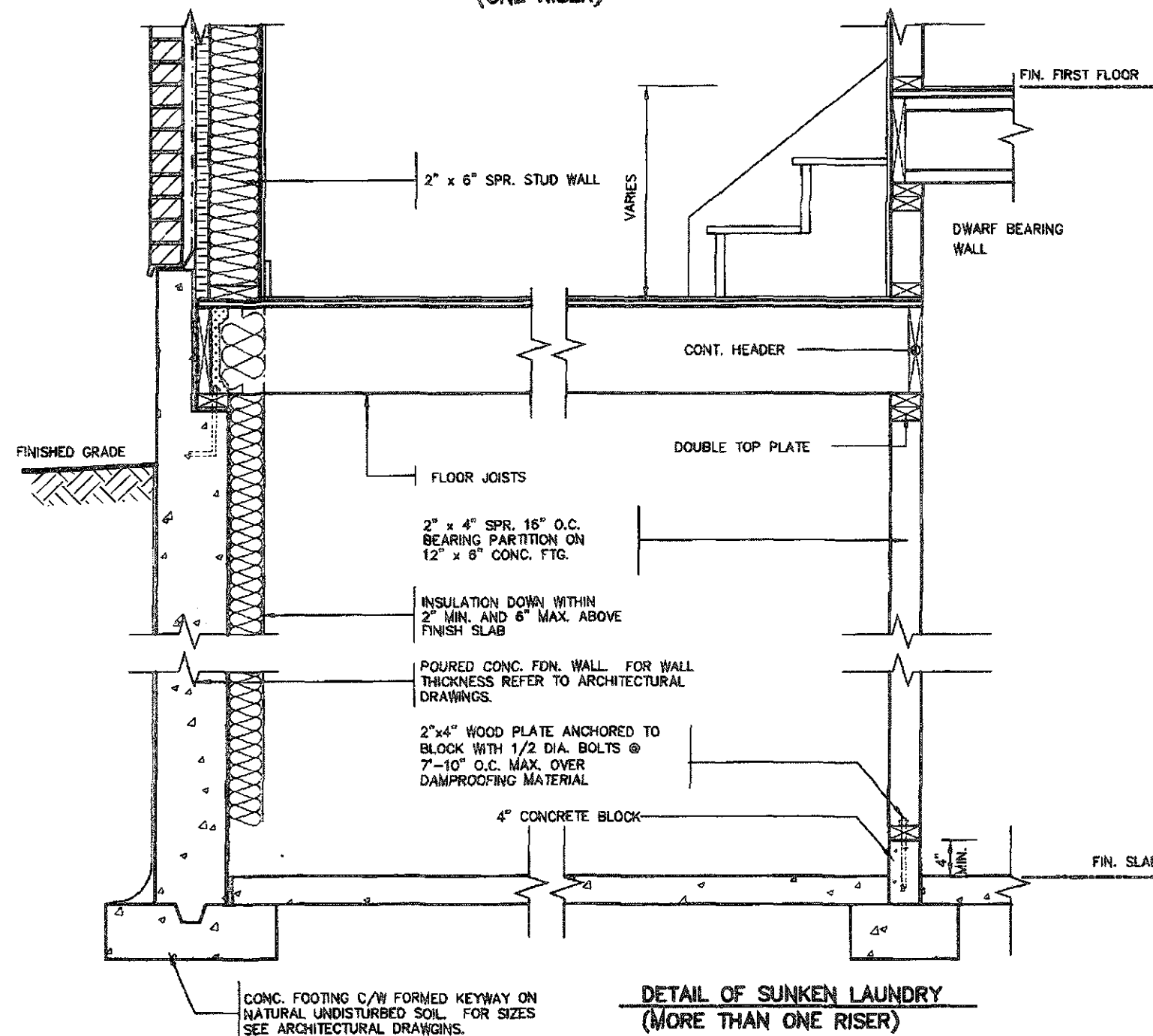
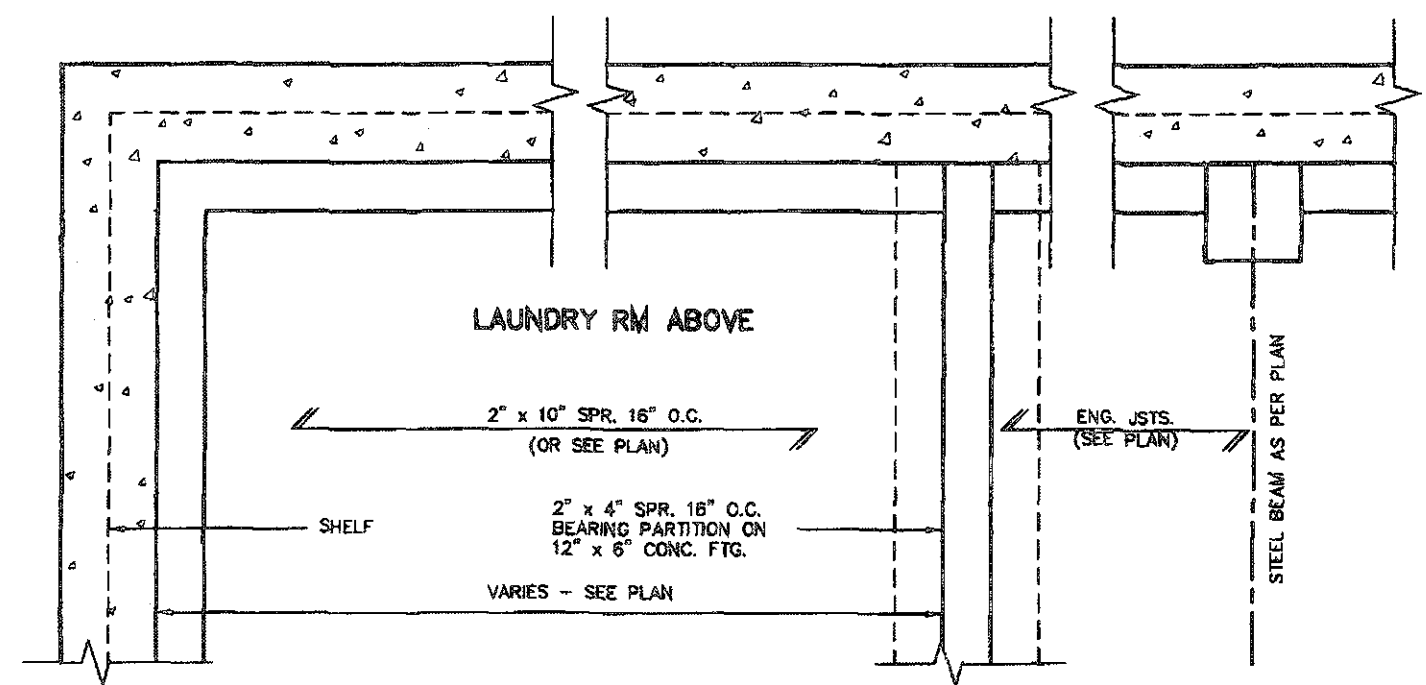
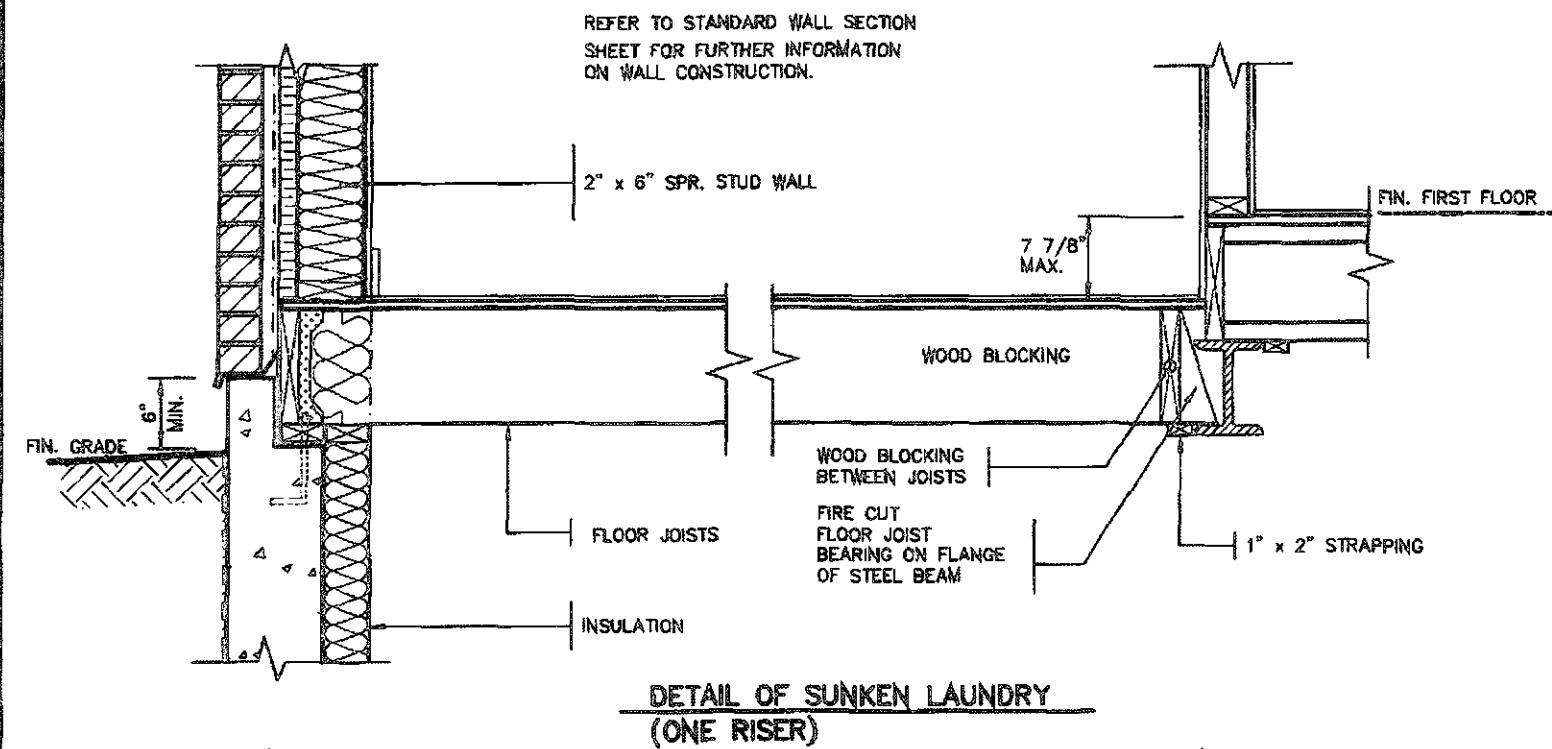
jardin
DESIGN GROUP INC.
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

GENERAL NOTES

LAMBERTS LANE
TOWN OF CALEDON



MODEL NAME	T
SCALE	N.T.S.
PROJ. NO	18-18
DWG. NO	2

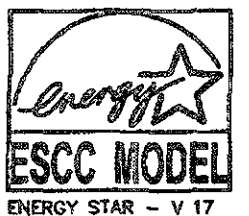


THIS STRUCTURE MUST BE CONSTRUCTED TO MEET OR EXCEED THE PROVISIONS OF THE ONTARIO BUILDING CODE



FEB 14 2019

2012 CODE



THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.

JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE PERMITS DEPARTMENT BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTED, DIMENSIONS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT TO BE REPRODUCED.

7		
6		
5		
4		
3	FEB. 11, 2019	REV. ENERGY STAR V-17 TO ENERGY STAR V-17 PER CLIENT REQUEST
2	FEB. 27, 2016	REV. ENERGY STAR VERSION AND CHECK DETAIL. ISSUED TO CLIENT
1	FEB. 8, 2016	PREPARED TO ENERGY STAR & ISSUED TO CLIENT
NO.	DATE:	WORK DESCRIPTION:

DRAWN BY

DRAWING NAME: GENERAL NOTES

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code.

Walter Botter *Walter Botter* 21037
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.1.4 of the building code.

Jardin design group inc. 27763
FIRM NAME BCIN

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

SUNKEN LAUNDRY
LAMBERTS LANE
TOWN OF CALEDON

MODEL NAME
T

SCALE
3/4" = 1'-0"

PROJ. No
16-24

DWG. No
3

EAVE PROTECTION SHALL BE PROVIDED FROM THE EDGE OF ROOF A MIN. 3'-0" (900mm) UP FROM THE ROOF SLOPE TO A LINE NOT LESS THAN 1'-0" (300mm) INSIDE THE INNER FACE OF THE EXTERIOR WALL. EAVE PROTECTION SHALL BE LAID BENEATH THE STARTER STRIP AND SHALL CONSIST OF TYPE 'M' OR TYPE 'S' ASPHALT COATED ROOFING SHEETS.

2'0" ASPHALT SHINGLES ON 3/8" PLYWOOD SHEATHING USE 'H' CLIPS FOR TRUSSES

STARTER STRIP OF ROOF SHINGLES REQUIRED

2"x6" FASCIA BOARD PREFINISHED METAL GUTTER, FASCIA AND VENTED SOFFIT

BAFFLES AS REQUIRED FOR ROOF VENTILATION

PROVIDE ROOF VENTILATION @ A RATE OF 1:300 OF INSULATED CEILING AREA UNIFORMLY DISTRIBUTED

CONVENTIONAL ROOF RAFTERS AND CEILING JOISTS OR ROOF TRUSSES @ 24" o.c. MAX.

SEE PLAN FOR ROOF SLOPE

CEILING JOISTS (SEE PLAN)

TOP OF WOOD PLATE

1/2" (13mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & MIN. R-50 INSULATION

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

2"x6" BOTTOM PLATE

LAP VAPOUR AND AIR BARRIER 4" AND SECURE TO PLATE

FIN. FLOORING ON 5/8" T&G PLYWOOD

FINISHED SECOND FLOOR

PARALLEL JOISTS: WOOD BLOCKING AS PER MANUFACTURER

FLOOR JOISTS SEE PLAN

4" FACE BRICK TIED TO STUDS WITH GALVANIZED 7/8" WIDE METAL TIES @ 16" o.c. HORIZONTAL AND 24" o.c. VERTICAL

1" AIR SPACE

#15 BUILDING PAPER OVER MIN. R-5 RIGID INSULATION, 2"x6" SPR. STUDS @ 16" o.c. FILLED WITH MIN. R-22 BATT INSULATION (TOTAL MIN. R-27) AND 6 MIL. POLY VAPOUR BARRIER

CONTINUOUS HEADER JOIST W/ 2 POUND SPRAY FOAM INSULATION (R-5 VALUE MIN.) & ROXUL COMFORTBATT (R-22 VALUE) INSTALLED IN FRONT OF FOAM AS FIRE STOP. 6 MIL. VAPOUR BARRIER AND SEAL TO JOIST AND SUBFLOOR

SCREENED WEeping HOLES 3/8" DIA. AT 24" o.c. AT BOTTOM OF CAVITY 6 MIL. POLYETHYLENE BASE FLASHING BENEATH WEeping AND 6" UP BEHIND BUILDING PAPER

FIN. GRADE SLOPE 6" MIN.

HEAVY COAT OF BITUMEN OVER CONC. WALL

FOUNDATION WALLS TO BE WATER PROOFED OR PROVIDE A DRAINAGE LAYER ADJACENT TO EXT. SURFACE OF FOUNDATION WALL AND EXTEND TO FOOTING LAYER OR PROVIDE "SYSTEM PLANTON AIR GAP MEMBRANE" CEMENT COVE

4" DIA. WEeping TILES W/8" CRUSHED STONE COVER

CONC. FOOTING C/W FORMED KEYWAY ON NATURAL UNDISTURBED SOIL. FOR FOOTING SIZES SEE ARCHITECTURAL DRAWINGS.

CAULK OR SEAL WITH GASKET AIR BARRIER SECURED TO PLATE

2"x4" WOOD PLATE ANCHORED TO FOUNDATION WALLS WITH 1/2" DIA. BOLTS AT 7'-10" o.c. MIN. 4" INTO FOUNDATION WALL. R-20 INSULATION DOWN WITHIN 2" MIN. AND 6" MAX. ABOVE FINISH SLAB WITH MOISTURE & VAPOUR BARRIER SEALED AT TOP & BOTTOM

POURED CONC. FDN. WALL. FOR WALL THICKNESS SEE ARCHITECTURAL DRAWINGS.

CONTINUOUS WATERSTOP (BITUMEN CAULKING)

3" CONCRETE SLAB 25 MPa ON 4" MIN. COMPACT GRAVEL

FINISHED SLAB

DETAIL FOR INTERIOR GARAGE WALLS & CEILINGS

1/2" (13mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & MIN. R-31 INSULATION. (DRYWALL ON THE CEILING ONLY WHEN THERE IS NO SECOND FLOOR ABOVE GARAGE)

FIN. FLOORING ON 5/8" T&G PLYWOOD

FINISHED SECOND FLOOR

GARAGE

#15 BUILDING PAPER OVER MIN. R-5 RIGID INSULATION, 2"x6" SPR. STUDS @ 16" o.c. FILLED WITH MIN. R-22 BATT INSULATION (TOTAL MIN. R-27) AND 6 MIL. POLY VAPOUR BARRIER

1/2" GYPSUM BOARD CEILING FINISH

AIR BARRIER RUN BETWEEN DOUBLE TOP PLATE AND UP UNDER FLOOR PLATE

DOUBLE TOP PLATE

WALL FLASHING WEeping HOLES

PROTECTION REQ'D FOR FRAMING MEMBERS

2"x4" WOOD PLATE ANCHORED TO FOUNDATION WALLS WITH 1/2" DIA. BOLTS AT 7'-10" o.c. MIN. 4" INTO FOUNDATION WALL. DOVE TAIL TIES @ 8" o.c. VERT. & 36" o.c. HORIZ.

SOLID MORTAR FILL

FIN. GRADE SLOPE

DETAIL FOR CONCRETE VENEER DROPPED GRADE

8" FOUNDATION WALL WHEN VENEER CUT IS EQUAL OR LESS THAN 26". 10" FOUNDATION WALL WHEN VENEER CUT IS MORE THAN 26".

EVERY OTHER BRICK IS OMITTED TO TIE IN CONC. SLAB MIN. 4" INTO FOUND. WALL

WALL FLASHING

WEeping HOLES

CAULKING

SLOPE

7'-1/2" MAX.

PROTECTION REQ'D FOR FRAMING MEMBERS

5" MIN. REINF. CONC. PORCH SLAB. SEE ARCHITECTURAL DRAWINGS.

3" MIN. BEARING

R-20 INSULATION

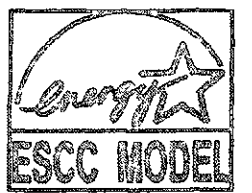
FOUNDATION WALL

COLD CELLAR

DETAIL FOR COLD CELLAR PORCH SLAB

JUN 26 2019

2012 CODE



ENERGY STAR - V 17

1	FEB. 8 2016	PREPARED TO ENERGY STAR & ISSUED TO CLIENT
2	FEB. 27 2016	REV. ENERGY STAR VERSION AND DECK DETAIL. ISSUED TO CLIENT
3	FEB. 11 2019	REV. ENERGY STAR V-17 PER CLIENT REQUEST
4	JUNE 20 2019	REV. CEILING INSUL. TO R-60 RE ISSUED TO CLIENT
5		
6		
7		

No. DATE: WORK DESCRIPTION

DRAWING NAME: GENERAL NOTES

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 2.2.5 of the Building Code.

Signature: *Walter Boller* 21031
NAME: WALTER BOLLER
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 2.2.4 of the Building Code.

Jardin design group inc. 27763
FIRM NAME: BOLLER

Jardin
DESIGN GROUP INC.
64 JARDIN DR. SUITE 3A
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TEL: 905 660-3377 FAX: 905 660-5713
EMAIL: info@jardindesign.ca

2 STOREY WALL SECTION
2"x6" BRICK VENEER
LAMBERTS LANE
TOWN OF CALEDON

MODEL NAME: T
SCALE: AS NOTED
PROJ. No: 18-18
DWG. No: 4

EAVE PROTECTION SHALL BE PROVIDED FROM THE EDGE OF ROOF A MIN. 3'-0" (900mm) UP FROM THE ROOF SLOPE TO A LINE NOT LESS THAN 1'-0" (300mm) INSIDE THE INNER FACE OF THE EXTERIOR WALL. EAVE PROTECTION SHALL BE LAID BENEATH THE STARTER STRIP AND SHALL CONSIST OF TYPE 'M' OR TYPE 'S' ASPHALT COATED ROOFING SHEETS.

210 ASPHALT SHINGLES ON 3/8" PLYWOOD SHEATHING USE 'H' CLIPS FOR TRUSSES

STARTER STRIP OF ROOF SHINGLES REQUIRED

SEE PLAN FOR ROOF SLOPE

BAFFLES AS REQUIRED FOR ROOF VENTILATION

PROVIDE ROOF VENTILATION @ A RATE OF 1:300 OF INSULATED CEILING AREA UNIFORMLY DISTRIBUTED

ROOF TRUSSES @ 24" o.c. MAX. RAISED HEEL TO MATCH PLATE

TOP OF WOOD PLATE

2"x6" FASCIA BOARD PREFINISHED METAL GUTTER, FASCIA AND VENTED SOFFIT

1 1/2"x6" RAISED STUCCO FRIEZE BOARD (TYP.)

MESH BACKWRAPPED

- FIN. COAT OF EXTERIOR ACRYLIC STUCCO
- FIBER MESH EMBEDDED IN PREP COAT
- INSULATION BOARD, (MIN. R5) W/ GEOMETRICALLY DEFINED DRAINAGE CAVITY HAVING A MIN. CAVITY DEPTH OF 1/4"
- AIR/MOISTURE BARRIER
- 7/16" EXTERIOR GRADE OSB SHEATHING
- 2" x 6" STUDS
- MIN. R-22 BATT INSULATION
- CONT. VAPOUR / AIR BARRIER
- 1/2" DRYWALL

(EIFS APPROVED SYSTEM, ALL MATERIALS AND SYSTEMS SHALL CONFORM TO CAN/ULC-S716.1)

1/2" (13mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & MIN. R-50 INSULATION

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

2"x6" BOTTOM PLATE

LAP VAPOUR AND AIR BARRIER 4" AND SECURE TO PLATE

FIN. FLOORING ON 5/8" T&G PLYWOOD

FINISHED SECOND FLOOR

FLOOR JOISTS SEE PLAN

1/2" GYPSUM BOARD CEILING FINISH

SINGLE CONT. TIMBERSTRAND

AIR BARRIER RUN BETWEEN DOUBLE TOP PLATE AND UP UNDER FLOOR PLATE

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

SINGLE CONT. TIMBERSTRAND

FIN. FLOORING ON 3/4" T&G PLYWOOD

FINISHED FIRST FLOOR

CONCRETE SILL
CONTINUOUS HEADER JOIST W/ 2 POUND SPRAY FOAM INSULATION (R-6 VALUE MIN.) & ROXUL COMFORTBATT (R-22 VALUE) INSTALLED IN FRONT OF FOAM AS FIRE STOP. 6 MIL. VAPOUR BARRIER AND SEAL TO JOIST AND SUBFLOOR

4" FACE BRICK TIED TO STUDS WITH GALVANIZED 7/8" WIDE METAL TIES @ 16" o.c. HORIZONTAL AND 24" o.c. VERTICAL

SCREENED WEeping HOLES 3/8" DIA. AT 24" o.c. AT BOTTOM OF CAVITY 6 MIL. POLYETHYLENE BASE FLASHING BENEATH WEeping AND 6" UP BEHIND BUILDING PAPER

FIN. GRADE

HEAVY COAT OF BITUMEN OVER CONC. WALL

FOUNDATION WALLS TO BE WATER PROOFED OR PROVIDE A DRAINAGE LAYER ADJACENT TO EXT. SURFACE OF FOUNDATION WALL AND EXTEND TO FOOTING LAYER OR PROVIDE "SYSTEM PLANTON AIR GAP MEMBRANE"

CEMENT COVE

4" DIA. WEeping TILES W/ 6" CRUSHED STONE COVER

FIN. SLAB

CONC. FOOTING C/W FORMED KEYWAY ON NATURAL UNDISTURBED SOIL. FOR FOOTING SIZES SEE ARCHITECTURAL DRAWINGS.

CAULK OR SEAL WITH GASKET

AIR BARRIER SECURED TO PLATE

2"x4" WOOD PLATE ANCHORED TO FOUNDATION WALLS WITH 1/2" DIA. BOLTS AT 7'-10" o.c.

MIN. 4" INTO FOUNDATION WALL

R-20 INSULATION DOWN WITHIN 2" MIN. AND 6" MAX. ABOVE FINISH SLAB WITH MOISTURE & VAPOR BARRIER SEALED AT TOP & BOTTOM

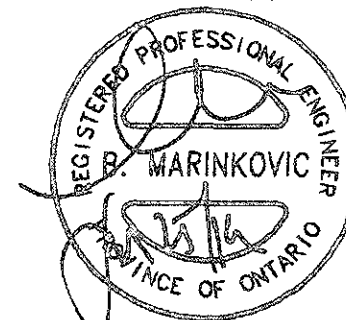
POURED CONC. FDN. WALL. FOR WALL THICKNESS SEE ARCHITECTURAL DRAWINGS.

CONTINUOUS WATERSTOP (BITUMEN CAULKING)

3" CONCRETE SLAB 25 MPa ON 4" MIN. COMPACT GRAVEL

FINISHED SLAB

STRUDET INC.



FOR STRUCTURE ONLY

WOOD SHEATHING

AIR/MOISTURE BARRIER

FIBRE MESH EMBEDDED IN PREP COAT

INSULATION BOARD (R-5) MIN W/ GEOMETRICALLY DEFINED DRAINAGE CAVITY HAVING A MIN. CAVITY DEPTH OF 1/4"

STARTER MESH (BACKWRAPPED)

CAULK WITH BEAD VENT

FLASHING

CONCRETE SILL

MASONRY CLADDING AS PER ELEVATION

A. TERMINATION AT MASONRY CLADDING WITH SEALANT I

1 1/2" = 1'0"

THIS STRUCTURE MUST BE CONSTRUCTED TO MEET OR EXCEED THE PROVISIONS OF THE ONTARIO BUILDING CODE

EVERY OTHER BRICK IS OMITTED TO TIE IN CONC. SLAB MIN. 4" INTO FOUND. WALL

WALL FLASHING

WEEP HOLES

CAULKING

SLOPE

5" MIN. REINF. CONC. PORCH SLAB. SEE ARCHITECTURAL DRAWINGS.

3" MIN. BEARING

PROTECTION REQ'D FOR FRAMING MEMBERS

2"x4" WOOD PLATE ANCHORED TO FOUNDATION WALLS WITH 1/2" DIA. BOLTS AT 7'-10" o.c.

MIN. 4" INTO FOUNDATION WALL

DOVE TAIL TIES @ 8" o.c. VERT. & 36" o.c. HORIZ.

SOLID MORTAR FILL

8" FOUNDATION WALL WHEN VENEER CUT IS EQUAL OR LESS THAN 26"

10" FOUNDATION WALL WHEN VENEER CUT IS MORE THAN 26"

FIN. GRADE

SLOPE

26" MAX. FOR 8" CONCRETE WALL

WALL FLASHING

WEEP HOLES

FIN. GRADE

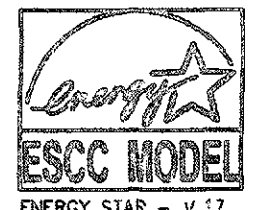
DETAIL FOR CONCRETE VENEER DROPPED GRADE

3/4" = 1'0"

DETAIL FOR COLD CELLAR PORCH SLAB

3/4" = 1'0"

JUN 26 2019 2012 CODE



THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY, STRUCTURAL OR ELECTRICAL INFORMATION SHOWN ON THESE DRAWINGS OR FOR CORRECTING OR OBTAINING PERMITS TO THE RESPECTIVE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY, STRUCTURAL OR ELECTRICAL INFORMATION SHOWN ON THESE DRAWINGS OR FOR CORRECTING OR OBTAINING PERMITS TO THE RESPECTIVE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY, STRUCTURAL OR ELECTRICAL INFORMATION SHOWN ON THESE DRAWINGS OR FOR CORRECTING OR OBTAINING PERMITS TO THE RESPECTIVE LOCAL AUTHORITY.

No.	DATE	WORK DESCRIPTION
7		
6		
5		
4	JUNE 20, 2019	REV. CEILING INSUL. TO R-50 RE ISSUED TO CLIENT
3	FEB. 11, 2019	REV. ENERGY STAR V-17 TO ENERGY STAR V-17 PER CLIENT REQUEST
2	FEB. 27, 2016	REV. ENERGY STAR VERSION AND DECK DETAIL. ISSUED TO CLIENT
1	FEB. 8, 2016	PREPARED TO ENERGY STAR & ISSUED TO CLIENT

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the Building Code.

Walter Boffer 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.6 of the Building Code.

Jardin design group inc. 27763
FIRM NAME BCIN

Jardin
DESIGN GROUP INC.
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

2 STOREY WALL SECTION
2"x6" STUCCO WALL
LAMBERTS LANE
TOWN OF CALEDON

MODEL NAME
T

SCALE
AS NOTED

PROJ. No.
18-18

DWG. No.
4-1

TIGHTLY SEAL ANY GAPS WITH MINERAL WOOL OR NON-COMBUSTIBLE MATERIAL AS PER O.B.C. 9.10.11.2(3)

38x89 (2"x4") STUDS @ 400 O.C. WITH 15.9mm (5/8") TYPE 'X' GYPSUM BOARD ONE LAYER ON EACH SIDE. SUPPLEMENTARY STANDARDS SB3, TABLE 1, W1d WALL ASSEMBLY.

PROVIDE BEARING FOR GIRDER TRUSSES AS PER TRUSS DRAWING SPECIFICATION

PRE-ENGINEERED ROOF TRUSSES AS PER TRUSS MANUFACTURERS DRAWINGS

TOP OF PLATE

ACOUSTICAL SEALANT
2 LAYERS OF 1/2" GYPSUM WALL BOARD FOR FIRE-STOPPING CONTINUOUS

3 ROWS (TOP, MIDDLE AND BOTTOM) OF 1"x4" STRAPPING TO RESTRAIN INSULATION FROM FALLING OUT.

5/8" TYPE 'X' GYPSUM WALL BOARD

FIN. SECOND FLOOR

ABSORPTIVE MATERIAL

ACOUSTICAL SEALANT
2 LAYERS OF 1/2" GYPSUM WALL BOARD FOR FIRE-STOPPING CONTINUOUS

3 ROWS (TOP, MIDDLE AND BOTTOM) OF 1"x4" STRAPPING TO RESTRAIN INSULATION FROM FALLING OUT.

ACOUSTICAL SEALANT

FIN. FIRST FLOOR
5/8" TYPE 'X' GYPSUM WALL BOARD
JOISTS FRAMING INTO PARTY WALL
SOLID BLOCKING BETWEEN JOISTS

CONTINUOUS RIM BOARD

ACOUSTICAL SEALANT

1/2" DIA. ANCHOR BOLTS EMBEDDED IN POURED CONC. WALL

CONTINUOUS BOND BREAKING MATERIAL

3" CONC. SLAB ON 6" COMPACTED GRAVEL

FIN. BASEMENT SLAB

CONC. FTG. C/W 2"x4" KEYWAY ON NATURAL UNDISTURBED SOIL FOR SIZES SEE ARCHITECTURAL DRAWINGS

WOOD FRAME PARTY WALL TRUSSES PERPENDICULAR TO PARTY WALL

FEB 14 2019

SOUND ABSORPTIVE MATERIAL REQUIREMENTS
SOUND ABSORPTIVE MATERIAL INCLUDES FIBRE PROCESSED FROM ROCK, SLAG, GLASS OR CELLULOSE FIBRE. IT MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS FOR THE WALL TO PROVIDE THE LISTED STC VALUE.

SOUND TRANSMISSION RATING
MINIMUM REQUIRED S.T.C. RATING OF 50 (O.B.C. DIV. B 9.11.2.1(1))

ACOUSTICAL SEALANT
ASSEMBLIES WITH SOUND TRANSMISSION CLASS RATINGS OF 50 OR MORE REQUIRE ACOUSTICAL SEALANT APPLIED AROUND ELECTRICAL BOXES AND OTHER OPENINGS, AND AT THE JUNCTION OF INTERSECTING WALLS AND FLOORS, EXCEPT INTERSECTION OF WALLS CONSTRUCTED OF CONCRETE OR SOLID BRICK.

WALL TYPE
SEE SUPPLEMENTARY STANDARDS SB3 TABLE 1, W13A BEARING WALL WITH 2 ROWS OF 2X4 SPR. @ 16" O.C. ON SEPARATE 2X4 PLATES SET 1" APART WITH 4" ABSORPTIVE MATERIAL AND 1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD ON EACH SIDE (SEE NOTES 5 TO TABLE 1)

FIRE RESISTANCE RATING
FIRE RESISTANCE RATING REQUIRED IS 1 HR. MIN. (AS PER SENTENCE DIV. B 9.10.11.2.1 O.B.C.)

2 LAYERS OF 1/2" GYPSUM WALL BOARD FOR FIRE-STOPPING CONTINUOUS

1" AIR SPACE

3/4" SUBFLOOR

WOOD BLOCKING

FIN. FIRST FLOOR

SOUND ABSORPTIVE MATERIAL

ENGINEERED FLOOR JOISTS W/HEADER

2 LAYERS OF 1/2" GYPSUM WALL BOARD FOR FIRE-STOPPING CONTINUOUS

2"x4" SILL PLATE (MAX. 2 725 P/F)

8" POURED CONC. FOUNDATION WALL

FIN. SLAB

FLOOR JOISTS PARALLEL

3.5" DIA. STEEL COLUMN
2"x4" SPR. STUDS @ 16" O.C. STAGGERED
6 MIL POLY

1/2" DRYWALL @ STUD CONCEALING STL. COL.

1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD

MIN. 1" SPACE BETWEEN MATERIALS

3 ROWS (TOP, MIDDLE AND BOTTOM) OF 1"x4" STRAPPING TO RESTRAIN INSULATION FROM FALLING OUT.

6 MIL POLY

INTERIOR PARTITION

6 MIL POLY

6 MIL POLY

6 MIL POLY

6 MIL POLY

6 MIL POLY

6 MIL POLY

6 MIL POLY

6 MIL POLY

6 MIL POLY

6 MIL POLY

6 MIL POLY

6 MIL POLY

6 MIL POLY

6 MIL POLY

6 MIL POLY

6 MIL POLY

6 MIL POLY

6 MIL POLY

6 MIL POLY

ALL GYPSUM BOARD TO BE TIGHT FIR AGAINST ROOF SHEATHING AND ROOF TRUSSES. MIDDLE GYPSUM BOARD BETWEEN TWO TRUSSES TO BE TIGHTLY SCREWED TO BOTH TRUSSES.

PER- ENGINEERED ROOF TRUSSES BY TRUSS MFG. @ 24" O.C.

5/8" TYPE 'X' GYPSUM WALL BOARD

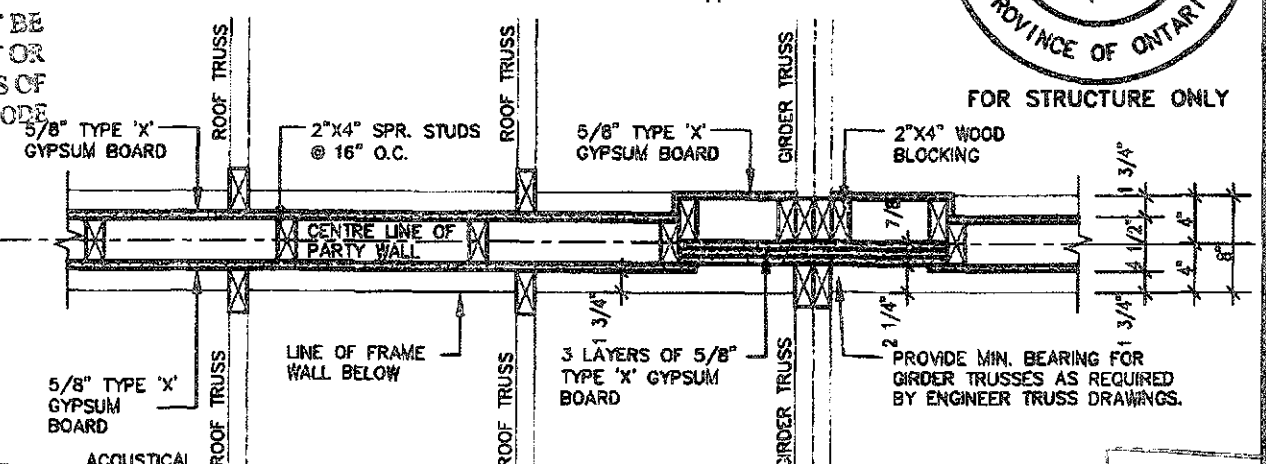
TOP OF PLATE

2 LAYERS OF 1/2" GYPSUM WALL BOARD FOR FIRE-STOPPING CONTINUOUS

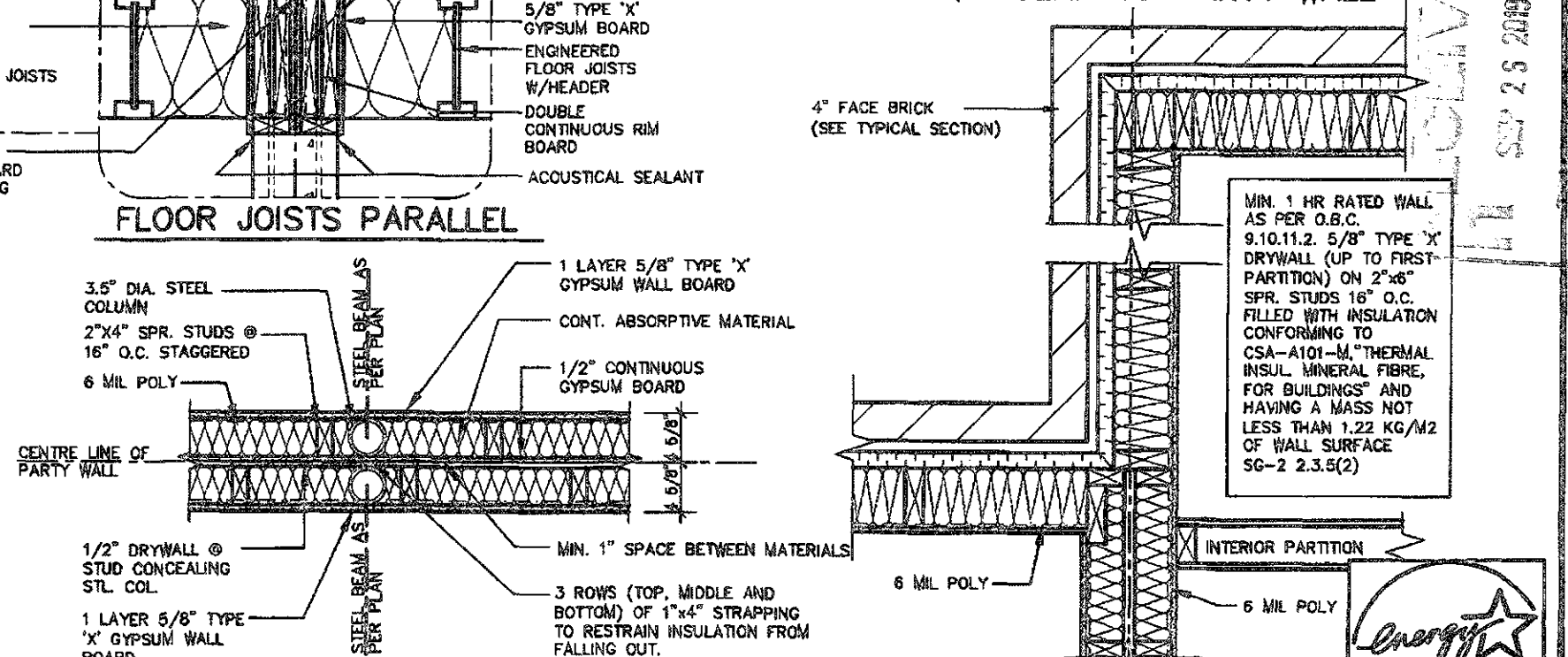
3 ROWS (TOP, MIDDLE AND BOTTOM) OF 1"x4" STRAPPING TO RESTRAIN INSULATION FROM FALLING OUT.

SECTION @ FIRE SEPARATION IN ROOF SPACE TRUSSES PARALLEL TO PARTY WALL

THIS STRUCTURE MUST BE CONSTRUCTED TO MEET OR EXCEED THE PROVISIONS OF THE ONTARIO BUILDING CODE



PLAN OF FIRE SEPARATION IN ROOF SPACE TRUSSES PERPENDICULAR TO PARTY WALL



PLAN OF PARTY WALL IN GARAGE

PARTY WALL PLAN SECTION

2012 CODE

ENERGY STAR - V 17

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION AND DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.	7		
JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.	6	FEB. 11, 2019	REV. ENERGY STAR V-17 TO ENERGY STAR V-17 PER CLIENT REQUEST
AS CONSTRUCTED DETAILS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.	5	MAY 18, 2017	REMOVED R3 6 ZIP BOARD INSUL & ADDED R3 6 GD INSUL.
JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.	4	FEB. 28, 2016	REV. EXT. WALL TO R3 6 ZIP BOARD INSUL. REV. PARTY AND FIRE WALL WITH POLY WRAP. ISSUED TO CLIENT
THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS PROVIDED BY AND IS THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT TO BE COPIED.	3		
	2	FEB. 27, 2016	REV. ENERGY STAR VERSION AND DECK DETAIL. ISSUED TO CLIENT
	1	FEB. 8, 2016	PREPARED TO ENERGY STAR & ISSUED TO CLIENT
	No.	DATE:	WORK DESCRIPTION:

DRAWN BY: GENERAL NOTES

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 12.5 of the Building Code.

Walter Boffer *WLB* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 12.5 of the Building Code.

Jardin design group inc. 27763
FIRM NAME BCIN

Jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

WOOD PARTY WALL
LAMBERTS LANE
TOWN OF CALEDON

MODEL NAME
T

SCALE
3/4" = 1'-0"

PROJ No
18-18

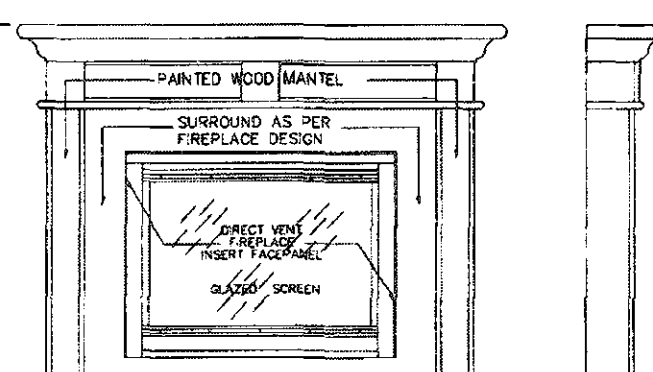
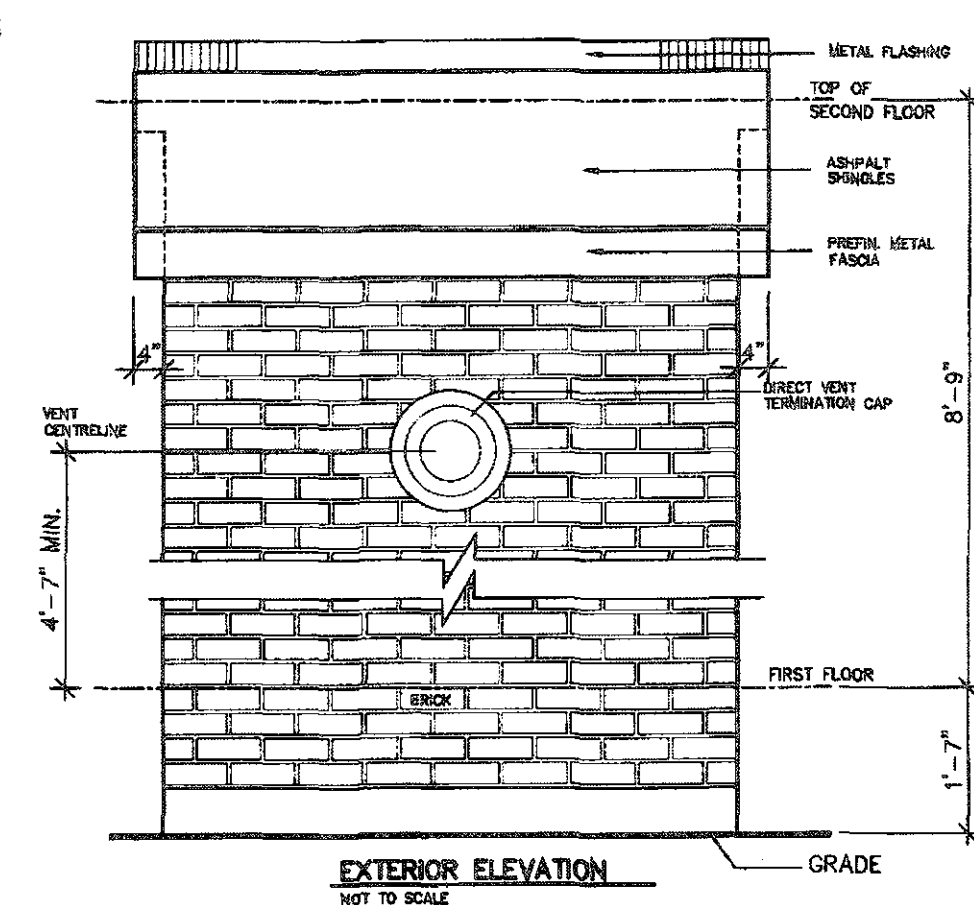
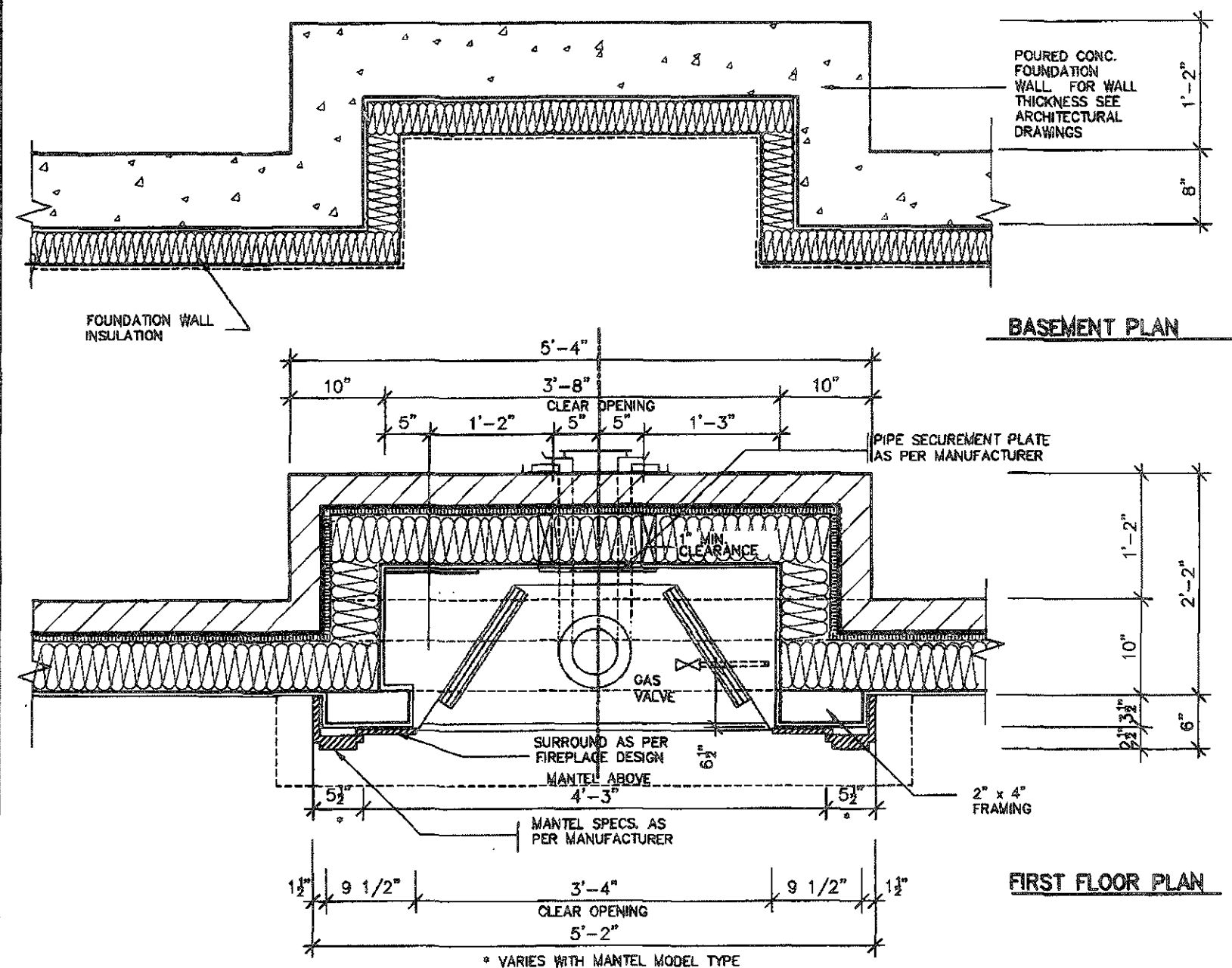
DWG No
4-2

BILD



FOR STRUCTURE ONLY

RECEIVED
SEP 26 2019
BUILDING SECTION
FILE NO.

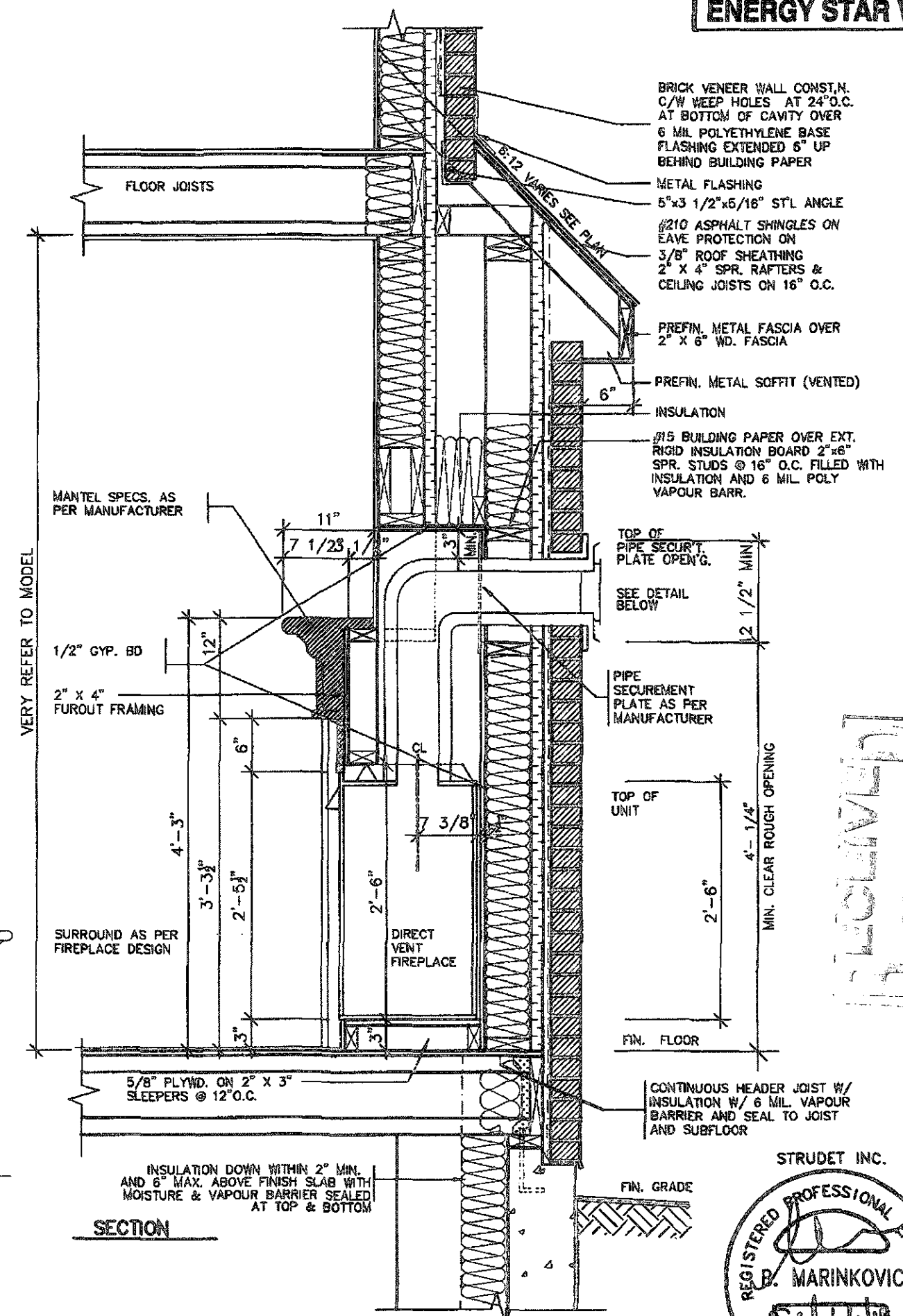


FRONT/SIDE ELEVATION

NOT TO SCALE

GENERAL INSTALLATION NOTES

- 1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURERS INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/CGA-B149.1 & 2.
- 2.0 INSTALL WITH THE FOLLOWING MINIMUM CLEARANCES TO COMBUSTIBLES:
 - FROM TOP OF UNIT 0"
 - FROM BACK OF UNIT 1/2"
 - FROM SIDES OF UNIT 1/2"
 - FROM TOP OF HORIZ. VENT 3"
 - FROM SIDES TO VENT 1"
- 3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE GC150 MODEL AS MANUFACTURED BY HEATILATOR.
- 4.0 THE MANTEL ILLUSTRATED IS THE S-2 GB AS SUPPLIED BY GREATER TORONTO FIREPLACE.



STRUDET INC.

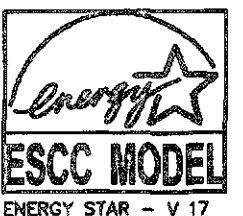


FOR STRUCTURE ONLY

THIS STRUCTURE MUST BE CONSTRUCTED TO MEET OR EXCEED THE PROVISIONS OF THE ONTARIO BUILDING CODE

FEB 14 2019

2012 CODE



THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.

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AS CONSTRUCTED INVENTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONSTRUCTION OR BUILDING CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS PROVIDED BY AND IS THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT TO BE REPRODUCED.

No.	DATE	WORK DESCRIPTION
7		
6		
5		
4		
3	FEB. 11, 2019	REV. ENERGY STAR V-17 TO ENERGY STAR V-17 PER CLIENT REQUEST
2	FEB. 27, 2016	REV. ENERGY STAR VERSION AND DECK DETAIL, ISSUED TO CLIENT
1	FEB. 8, 2016	PREPARED TO ENERGY STAR & ISSUED TO CLIENT

No. DATE: WORK DESCRIPTION:

DRAWN BY: JARDIN DESIGN GROUP INC.

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the Building Code.

Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the Building Code.

Jardin design group inc. 27763
FIRM NAME BCIN

Jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.co

DIRECT VENT FIREPLACE

LAMBERTS LANE
TOWN OF CALEDON

MODEL NAME
T

SCALE
3/4" = 1'-0"

PROJ. No.
18-18

DWG No.
5

FOUNDATION WALL INSULATION

BASEMENT PLAN

5'-4"

10"

3'-8"

5"

1'-2"

5"

5"

1'-3"

10"

PIPE SECUREMENT PLATE AS PER MANUFACTURER

1'-2"

2'-2"

10"

6"

2" x 4" FRAMING

GAS VALVE

SURROUND AS PER FIREPLACE DESIGN

MANTEL ABOVE

4'-3"

6"

5 1/2"

5 1/2"

MANTEL SPECS. AS PER MANUFACTURER

PER MANUFACTURER

9 1/2" 3'-4" 9 1/2"

CLEAR OPENING

5'-2"

* VARIES WITH MANTLE MODEL TYPE

FIRST FLOOR PLAN

Diagram illustrating the termination of a Direct Vent system through a brick chimney structure, showing the transition from the First Floor to the Second Floor.

Labels and components shown:

- TOP OF SECOND FLOOR
- METAL FLASHING
- BRICK CAP
- DIRECT VENT TERMINATION CAP
- VENT CENTRELINE
- 4'-7" MIN. (Minimum height requirement for the vent section above the first floor)
- BRICK
- FIRST FLOOR
- VARY WITH MODEL (Note indicating that details may vary based on the specific model)

EXTERIOR ELEVATION
NOT TO SCALE

- 1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURERS' INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/CGA-8149.1 & 2.
- 2.0 INSTALL WITH THE FOLLOWING MINIMUM CLEARANCES TO COMBUSTIBLES:
 - FROM TOP OF UNIT 0"
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- 3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE GC150 MODEL AS MANUFACTURED BY HEATILATOR.
- 4.0 THE MANTEL ILLUSTRATED IS THE S-2 G8 AS SUPPLIED BY GREATER TORONTO FIREPLACE.

ENERGY STAR V-17

FLOOR JOISTS

BRICK VENEER WALL CONST. N. C/W WEEP HOLES AT 24" O.C. AT BOTTOM OF CAVITY OVER 6 MIL POLYETHYLENE BASE FLASHING EXTENDED 6" UP BEHIND BUILDING PAPER

METAL FLASHING

2x4 @ 16" O.C. WITH 5/8" EXTERIOR TYPE SHEATHING BRICK ANCHORED WITH METAL TIES TO STUDS REFER TO NOTE 3

BRICK CAP

5" x 3 1/2" x 5/16" ST'L ANGLE

INSULATION

15 BUILDING PAPER OVER EXT. RIGID INSULATION BOARD 2" x 8" SPR. STUDS @ 16" O.C. FILLED WITH INSULATION AND 6 MIL. POLY VAPOUR BARR.

TOP OF PIPE SECUR'T. PLATE OPEN'G.

SEE DETAIL BELOW

DIRECT VENT TERMINATION CAP

PIPE SECUREMENT PLATE AS PER MANUFACTURER

TOP OF UNIT

FIN. FLOOR

CONTINUOUS HEADER JOIST W/ INSULATION W/ 6 MIL. VAPOUR BARRIER AND SEAL TO JOIST AND SUBFLOOR

FIN. FLOOR STRUCTURE MUST BE CONSTRUCTED TO MEET OR EXCEED THE PROVISIONS OF THE ONTARIO BUILDING CODE

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

MANTLE SPECS. AS PER MANUFACTURER

1/2" GYP. BD

2" x 4" FUROUT FRAMING

11"

7 1/2"

5" MIN.

12 1/2" MIN.

4'-3"

3'-3 1/2"

2'-5 1/2"

6"

7 3/8"

2'-6"

DIRECT VENT FIREPLACE

3"

5/8" PLYWD. ON 2" x 3" SLEEPERS @ 12" O.C.

INSULATION DOWN WITHIN 2" MIN. AND 8" MAX. ABOVE FINISH SLAB WITH MOISTURE & VAPOUR BARRIER SEALED AT TOP & BOTTOM

SECTION

4'-1/4" MIN. CLEAR ROUGH OPENING

2'-6"

4'-3"

3'-3 1/2"

2'-5 1/2"

6"

7 3/8"

2'-6"

DIRECT VENT FIREPLACE

3"

5/8" PLYWD. ON 2" x 3" SLEEPERS @ 12" O.C.

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2'-5 1/2"

6"

7 3/8"

2'-6"

DIRECT VENT FIREPLACE

3"

5/8" PLYWD. ON 2" x 3" SLEEPERS @ 12" O.C.

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SECTION

4'-1/4" MIN. CLEAR ROUGH OPENING

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DIRECT VENT FIREPLACE

3"

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2'-6"

DIRECT VENT FIREPLACE

3"

5/8" PLYWD. ON 2" x 3" SLEEPERS @ 12" O.C.

INSULATION DOWN WITHIN 2" MIN. AND 8" MAX. ABOVE FINISH SLAB WITH MOISTURE & VAPOUR BARRIER SEALED AT TOP & BOTTOM

SECTION

4'-1/4" MIN. CLEAR ROUGH OPENING

2'-6"

4'-3"

3'-3 1/2"

2'-5 1/2"

6"

7 3/8"

2'-6"

DIRECT VENT FIREPLACE

3"

5/8" PLYWD. ON 2" x 3" SLEEPERS @ 12" O.C.

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2'-6"

DIRECT VENT FIREPLACE

3"

5/8" PLYWD. ON 2" x 3" SLEEPERS @ 12" O.C.

INSULATION DOWN WITHIN 2" MIN. AND 8" MAX. ABOVE FINISH SLAB WITH MOISTURE & VAPOUR BARRIER SEALED AT TOP & BOTTOM

SECTION

FEB 14 2019

2012 CODE



ENERGY STAR - v 17

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.

JARDY DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTED (WEIGHTS MUST BE VERIFIED PRIOR TO POURING
CONCRETE)

JARDEN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT REQUIREMENTS.

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7		
6		
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4		
3	FEB 11, 2019	REV. ENERGY STAR V-12 TO ENERGY STAR V-17 PER CLIENT REQUEST
2	FEB. 27, 2016	REV. ENERGY STAR VERSION AND DECK DETAIL. ISSUED TO CLIENT
1	FEB 8, 2016	PREPARED TO ENERGY STAR & ISSUED TO CLIENT

DRAIN ET

DRAWING NAME: GENERAL NOTES

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the Building Code.

Walter Botter *[Signature]* 2103
NAME SIGNATURE ROOM

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection
3.2.4 of the building code

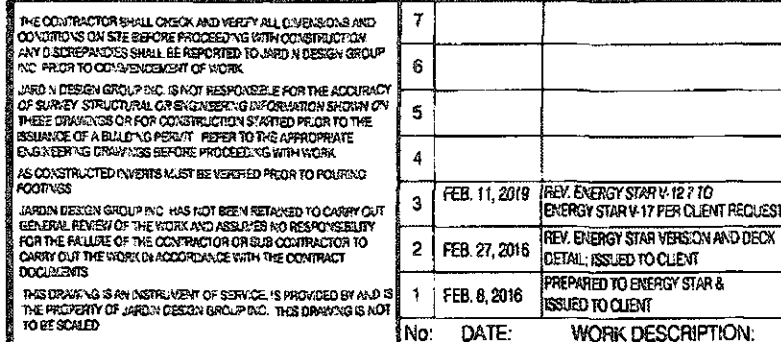
Jardin design group inc.	2776
FIRM NAME	BO

Jardin
DESIGN GROUP INC.
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3711
EMAIL: info@jardindesign.ca

**DIRECT VENT FIREPLACE
WITH BRICK CAP**

LAMBERTS LANE
TOWN OF CALEDON

 BILD®	MODEL NAME	T
	SCALE	3/4" = 1'-0"
	PROJ. No.	18-18

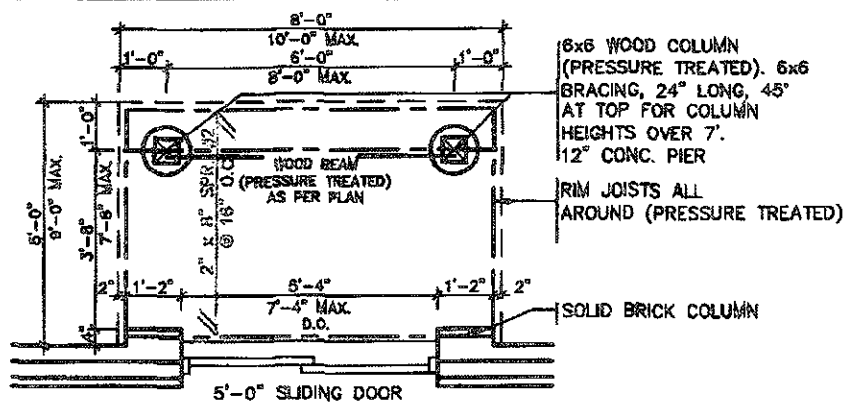


DRAWN BY	DRAWING NAME: GENERAL NOTES
----------	-----------------------------

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer QUALIFICATION INFORMATION Received unless design is exempt under Division C, Subsection 3.2.5 of the building code		
Walter Botter	<i>Walter Botter</i>	2103
NAME	SIGNATURE	BCR
REGISTRATION INFORMATION Received unless design is exempt under Division C, Subsection 3.2.4 of the building code		
Jordan design group inc.		2776
FIRMA NAME		BCR

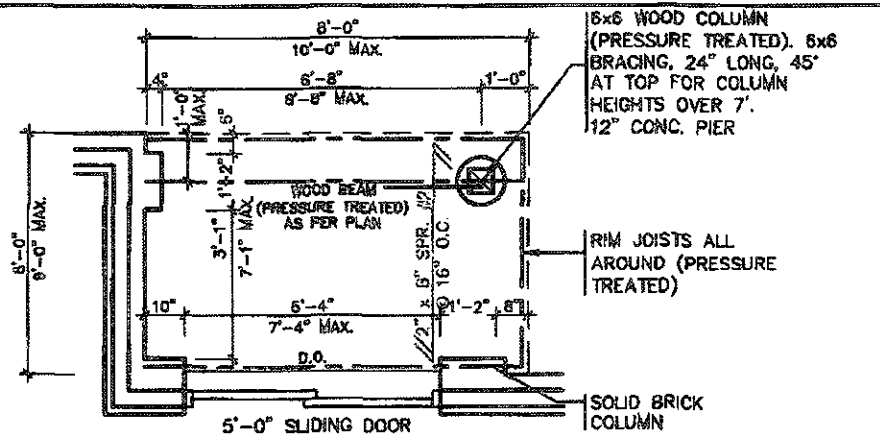
jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

SEP 26 2019



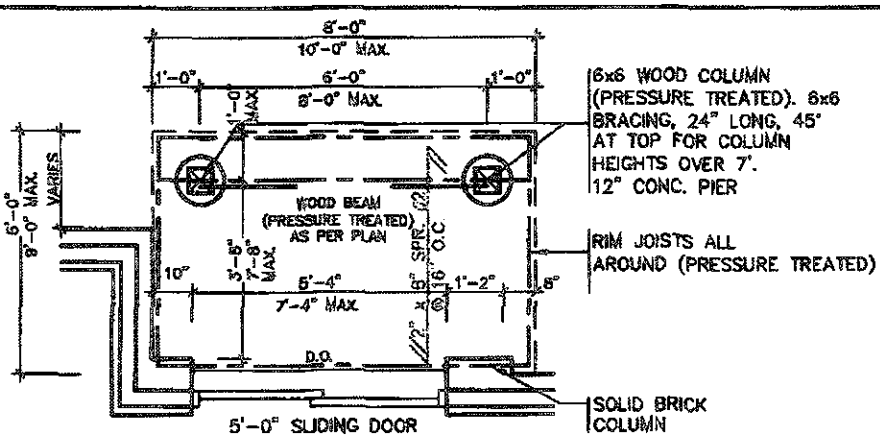
TYPICAL DECK LAYOUT

SCALE: 1/4" = 1'-0"



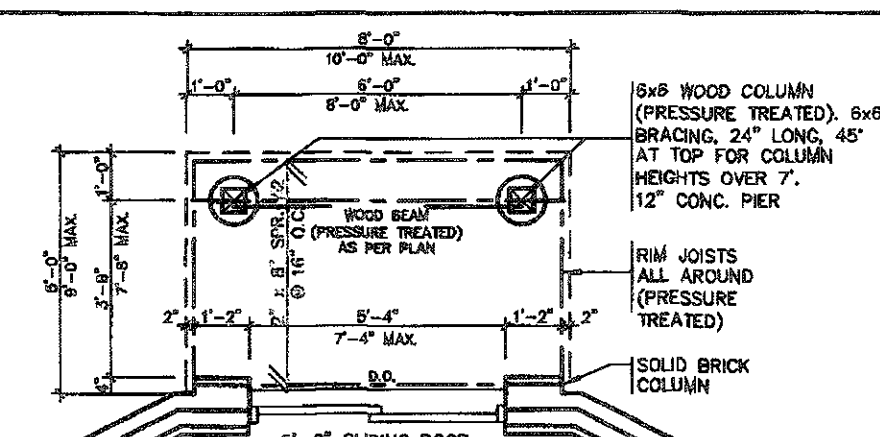
TYPICAL DECK LAYOUT

SCALE: 1/4" = 1'-0"



TYPICAL DECK LAYOUT

SCALE: 1/4" = 1'-0"



TYPICAL DECK LAYOUT

SCALE: 1/4" = 1'-0"

2x2 PICKETS CHAMFERED AT BOTTOM WITH 2x6 TOP CAP AND 2x4 TOP RAIL (REFER TO DETAIL 1)

3'-6" HIGH WOOD RAILING IF DECK FLOOR IS MORE THAN 5'-11" ABOVE GRADE AND 3'-0" HIGH WOOD RAILING IF DECK IS LESS THAN 5'-11" ABOVE GRADE

MAX. 4" OPENING BETWEEN PICKETS

5/4x6 (PRESSURE TREATED) DECKING WITH 1/4" GAP

WB1 RIM JOISTS (PRESSURE TREATED)

(CORROSION RESISTANT) SIMPSON STRONG-TIE POST CAP

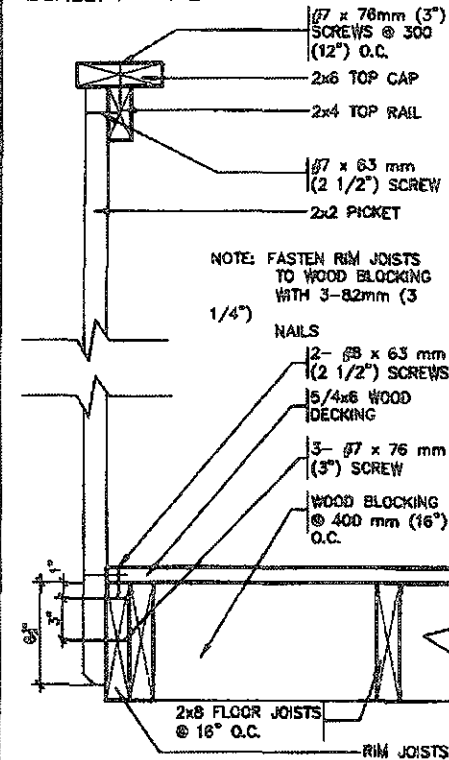
(CORROSION RESISTANT) SIMPSON STRONG-TIE COLUMN BASE, 1/2" DIA. ANCHOR BOLT.

12" CONC. PIER

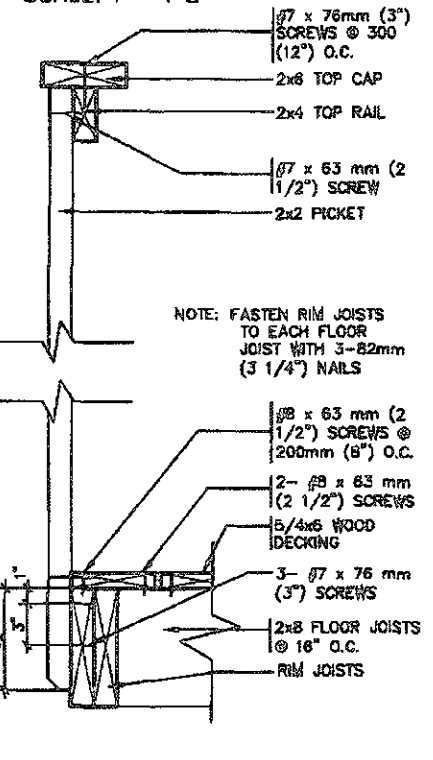
DECK SECTION WITH BRICK VENEER

SCALE: 1/2" = 1'-0"

DETAIL 1
CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK
GUARD PARALLEL TO FLOOR JOISTS
SCALE: 1" = 1'-0"



GUARD PERPENDICULAR TO FLOOR JOISTS
SCALE: 1" = 1'-0"



GENERAL NOTES

- BRICK TO BE COMPRESSIVE STRENGTH OF 15 MPa (2200 p.s.i.) MIN. UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.
- MORTAR TO BE TYPE S WITH JOINT THICKNESS OF 10mm (3/8") MIN. AND 20mm (3/4") MAX.
- ALL NAILS AND SCREWS TO BE GALVANIZED.
- WB1 = 2- 2 x 8 (PRESSURE TREATED)
WB3 = 2- 2 x 10 (PRESSURE TREATED)
- WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.

THIS STRUCTURE MUST BE CONSTRUCTED TO MEET OR EXCEED THE PROVISIONS OF THE ONTARIO BUILDING CODE

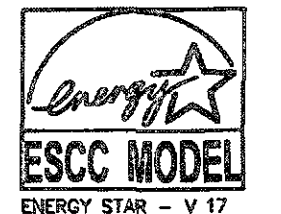
FEB 14 2019

2012 CODE

STRUDET INC.



FOR STRUCTURE ONLY



THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP AND RESOLVED TO THE SATISFACTION OF THE CLIENT.

JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR CIVIL ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

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No.	DATE	WORK DESCRIPTION
7		
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4		
3	FEB. 11, 2019	REV. ENERGY STAR V-17 TO ENERGY STAR V-17 PER CLIENT REQUEST
2	FEB. 27, 2016	REV. ENERGY STAR VERSION AND DECK DETAIL. ISSUED TO CLIENT
1	FEB. 8, 2016	PREPARED TO ENERGY STAR & ISSUED TO CLIENT

DRAWN BY

DRAWING NO./REV. GENERAL NOTES

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 1.2.5 of the Building Code.

Walter Botter *Walter Botter* 21037
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 1.2.4 of the Building Code.

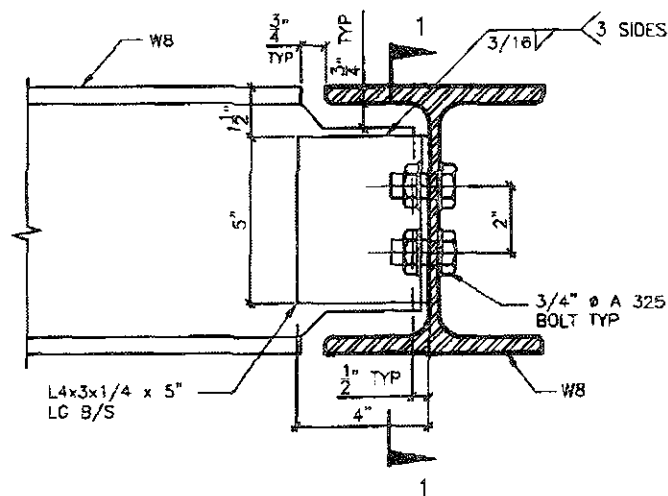
jardin design group inc. 27763
FIRM NAME BCIN

jardin
DESIGN GROUP INC.
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

WALK-OUT DECK DETAIL

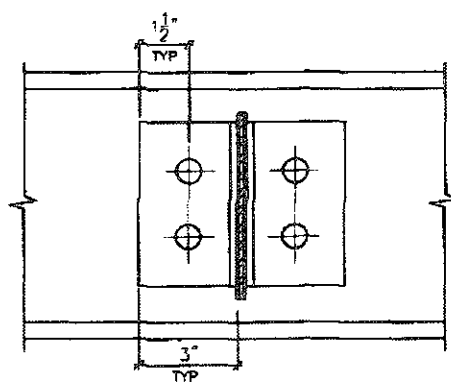
LAMBERTS LANE
TOWN OF CALEDON

MODEL NAME	T
SCALE	AS SHOWN
PROJ. No.	18-18
DWG. No.	7-1

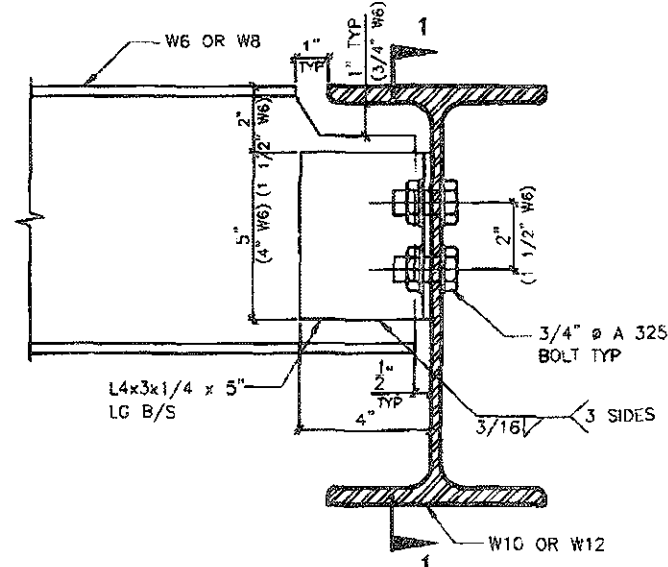


DETAIL 1.

W8
TO
W8
CONNECTION

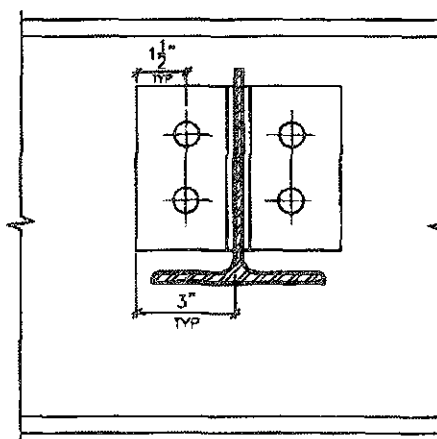


SECTION 1-1

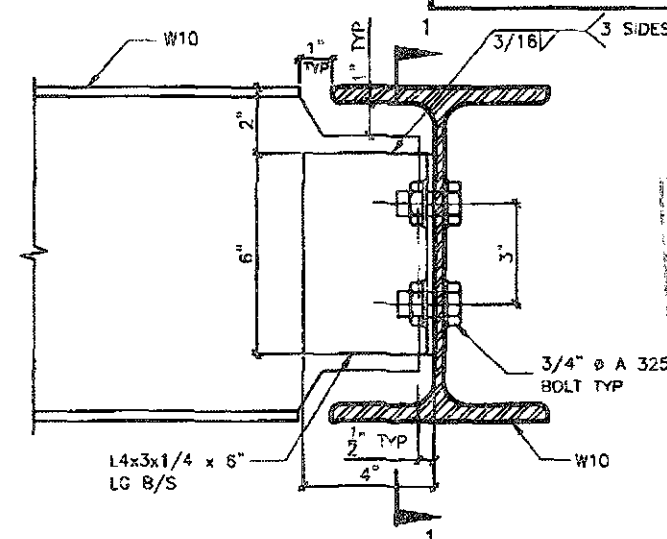


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

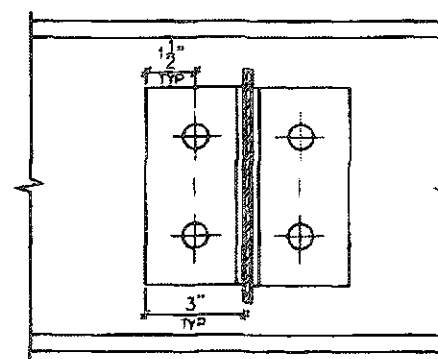


SECTION 1-1

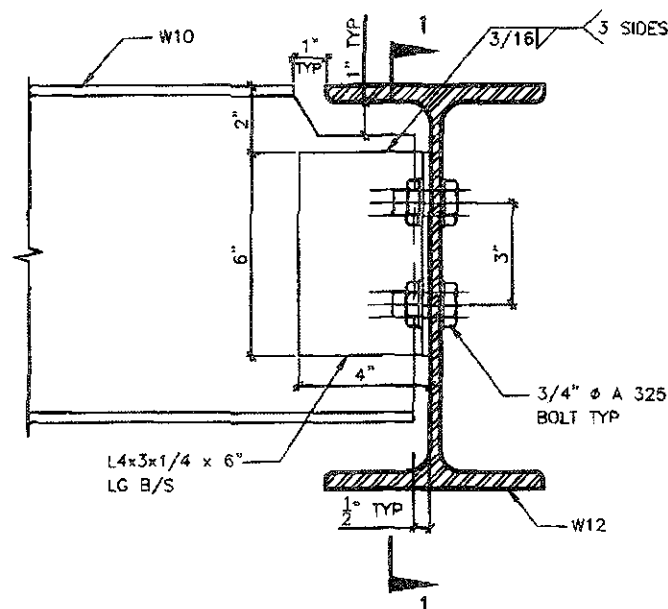


DETAIL 3.

W10
TO
W10
CONNECTION

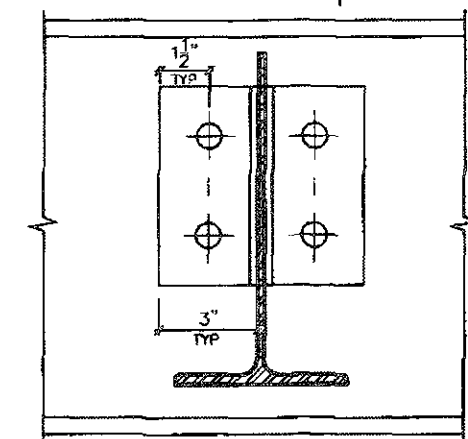


SECTION 1-1

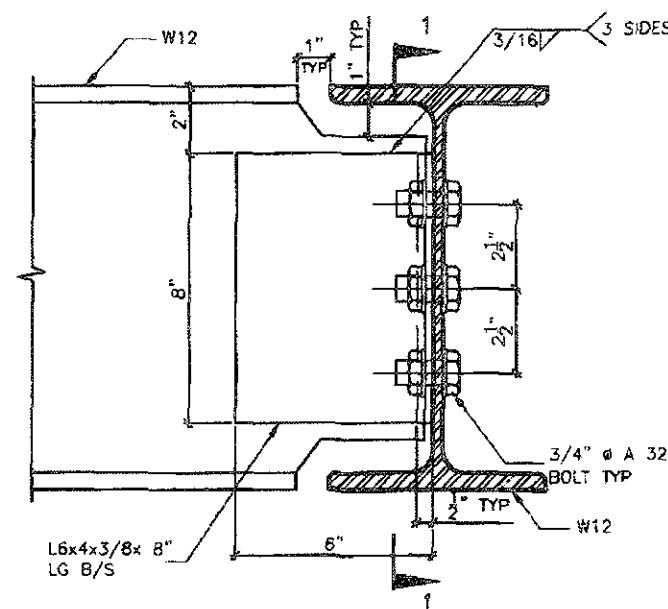


DETAIL 4.

W10
TO
W12
CONNECTION

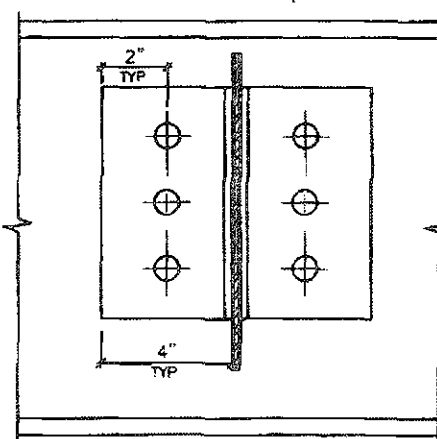


SECTION 1-1

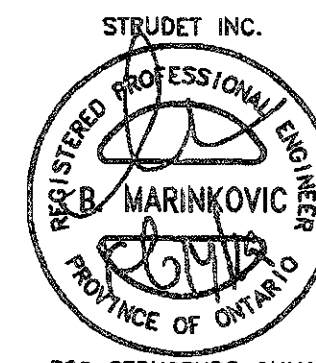


DETAIL 5.

W12
TO
W12
CONNECTION



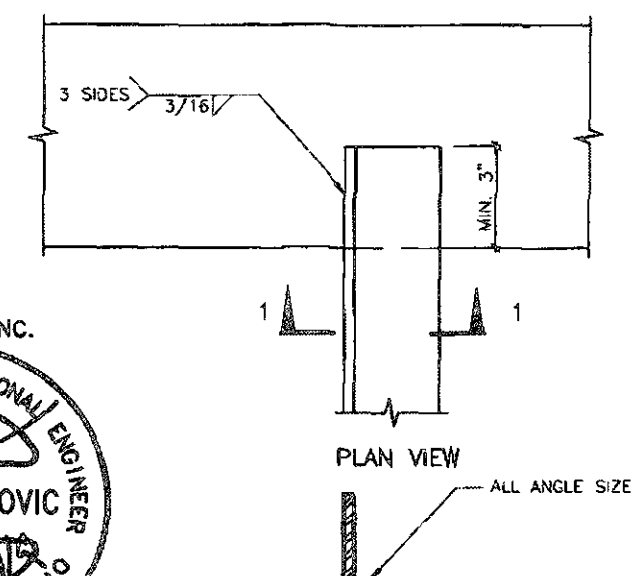
SECTION 1-1



FOR STRUCTURE ONLY

DETAIL 6.

ANGLE
TO
BEAM
CONNECTION



PLAN VIEW

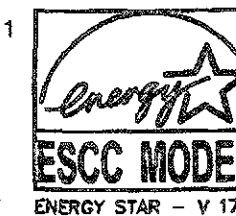
ALL ANGLE SIZES

ALL BEAM SIZES

SECTION 1-1

THIS STRUCTURE MUST BE
CONSTRUCTED TO MEET OR
EXCEED THE PROVISIONS OF
THE ONTARIO BUILDING CODE

2012 CODE



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AS CONSTRUCTED, MEMBERS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

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No.	DATE	WORK DESCRIPTION

FEB 14 2019

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the Building Code.

Writer: *Boiler* 21031
NAME: *Boiler* SIGNATURE: *Boiler* BCIN

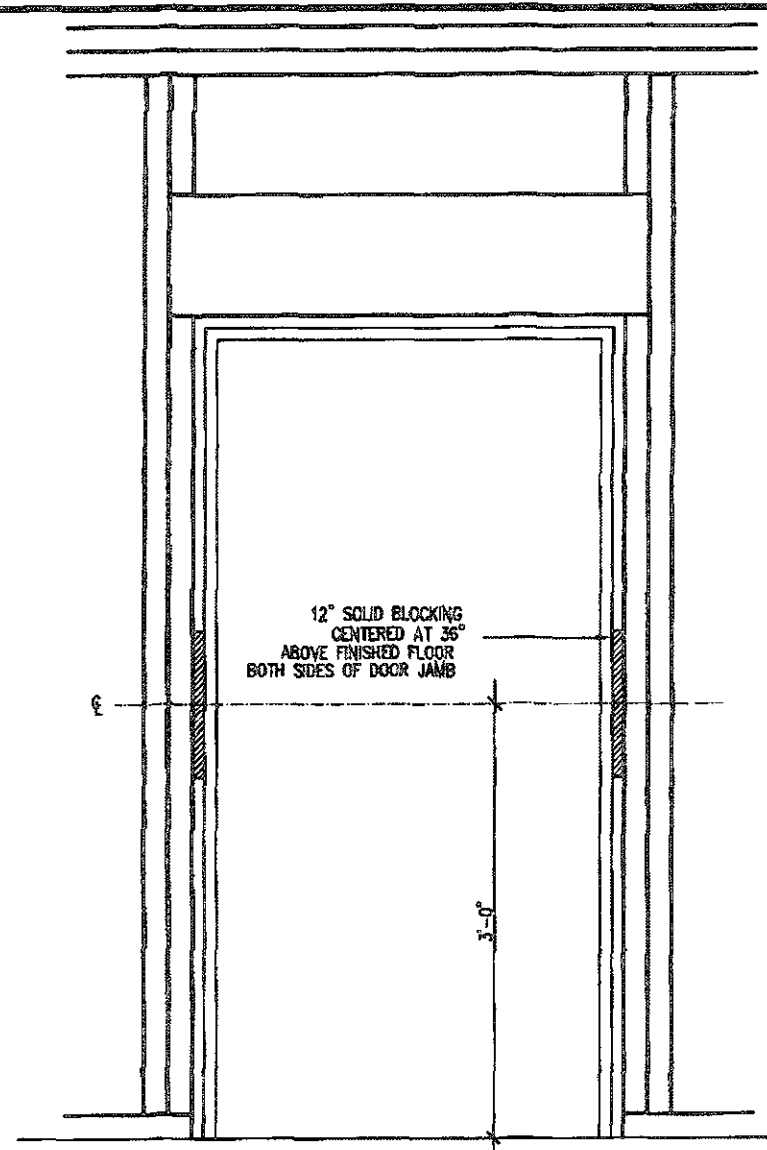
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the Building Code.

Jardin design group inc. 27763
FIRM NAME: *Jardin* BCIN

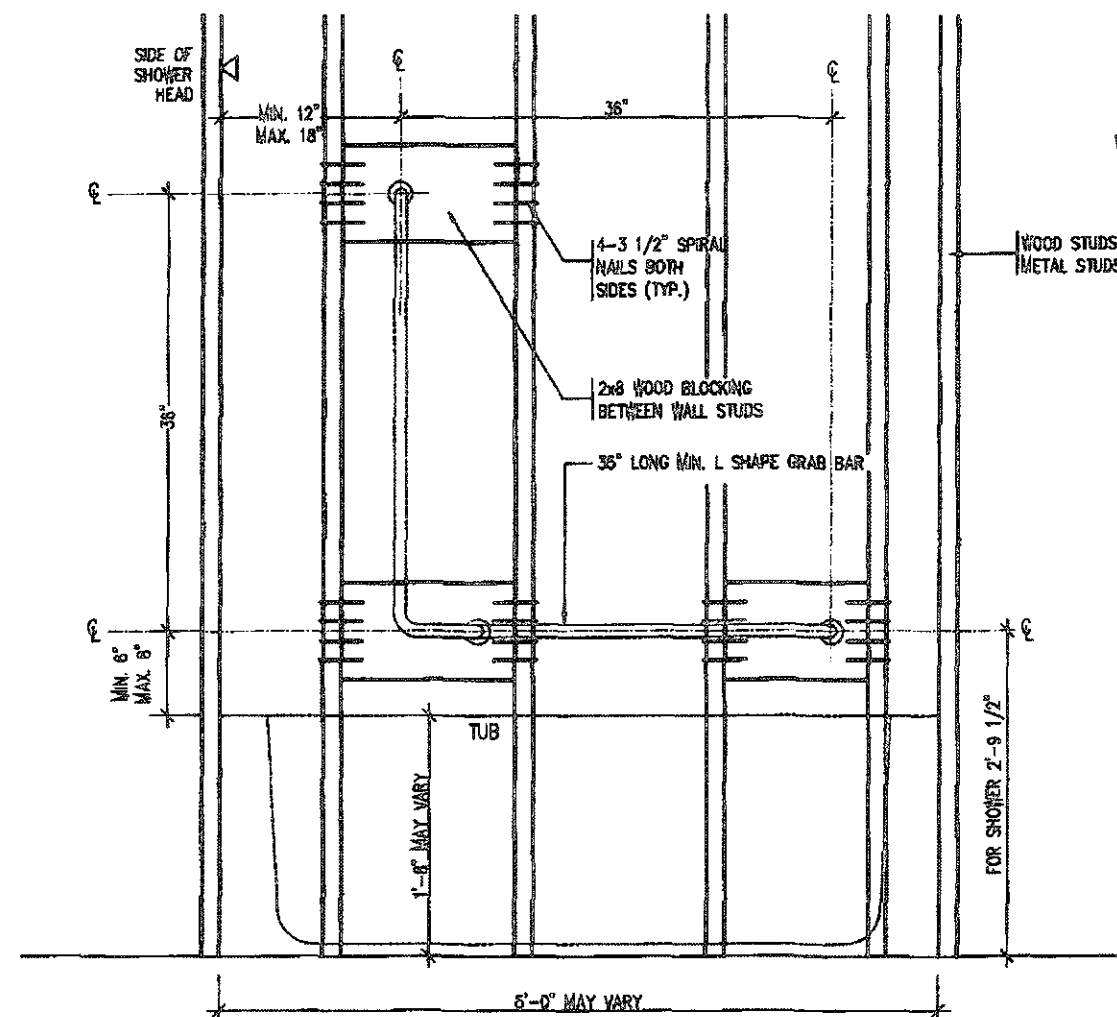
jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

STEEL BEAM DETAILS
LAMBERTS LANE
TOWN OF CALEDON

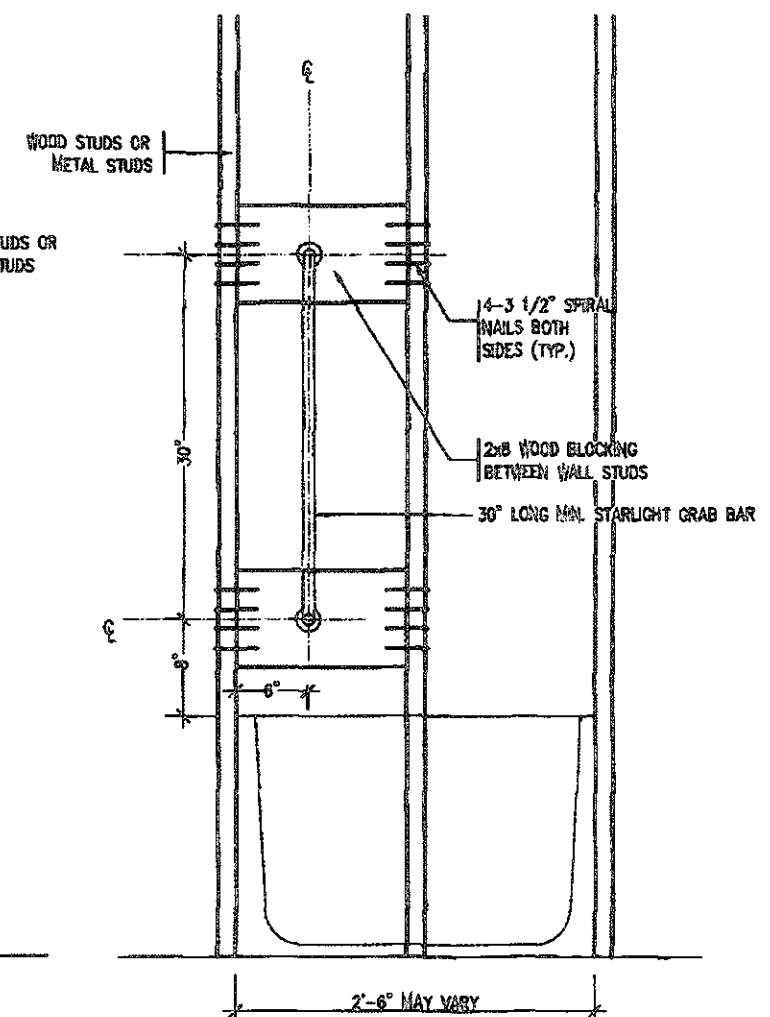
MODEL NAME: T
SCALE: N.T.S.
PROJ. No. 18-18
DWG. No. 8



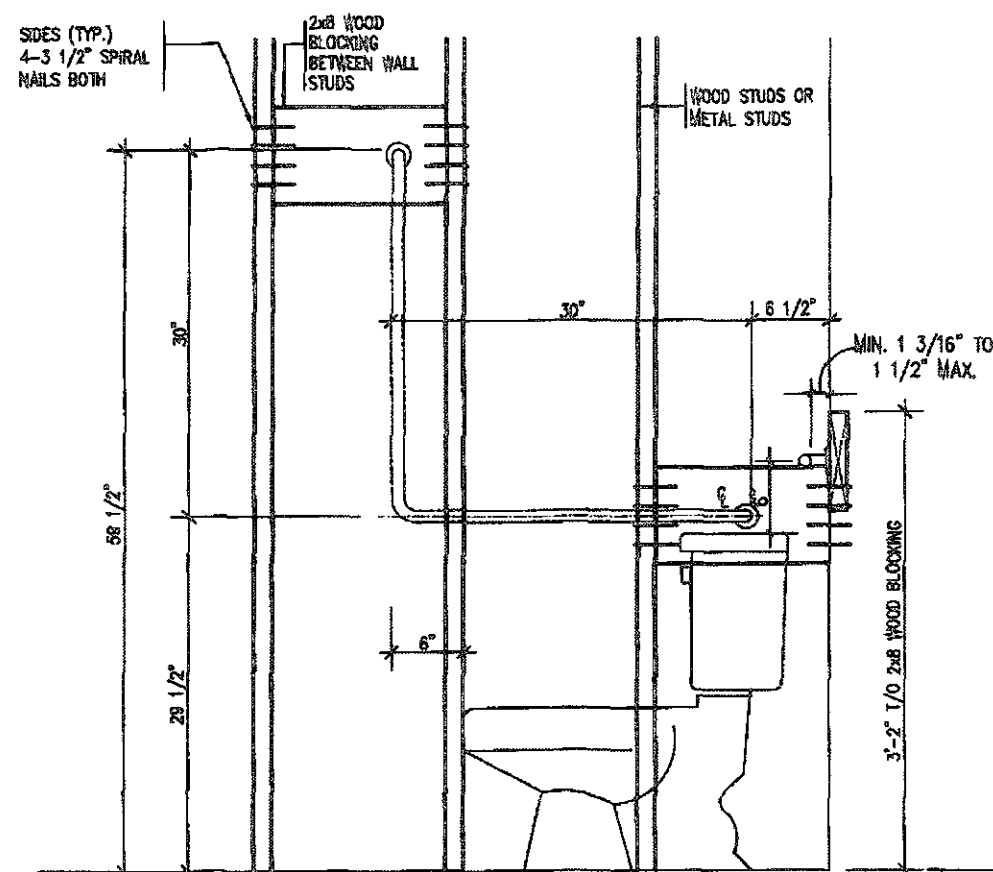
RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)



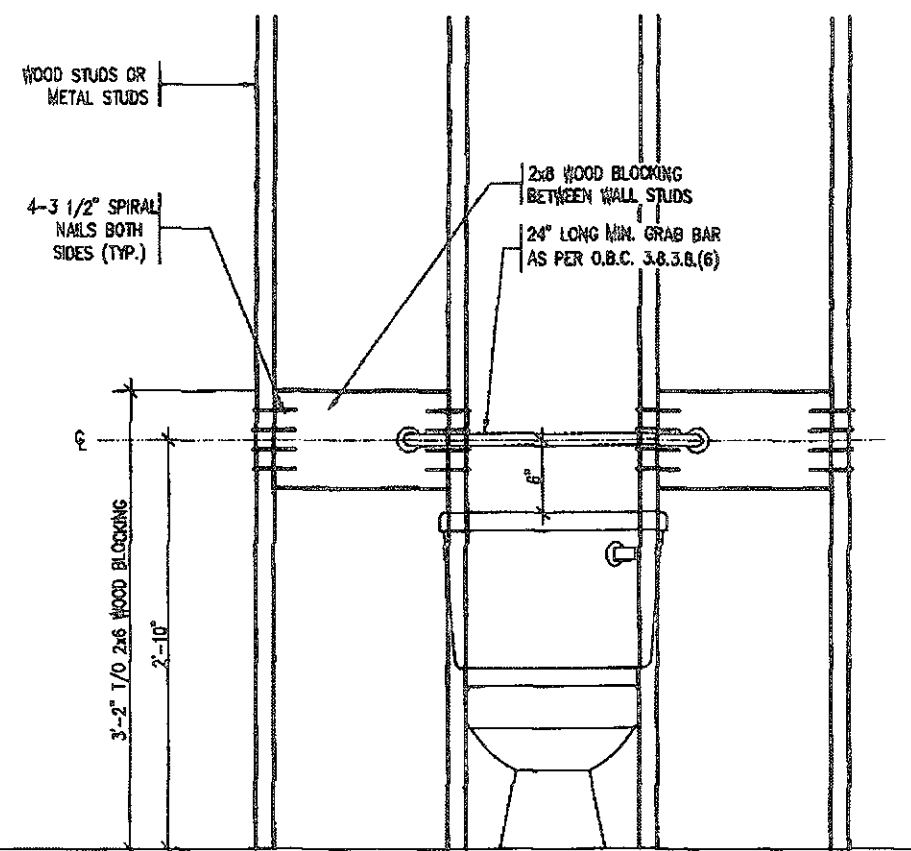
BATH TUB OR SHOWER FRONT ELEVATION



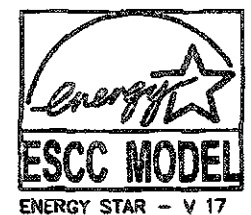
BATH TUB SHOWER HEAD SIDE ELEVATION



TOILET SIDE ELEVATION

STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)
FOR MAIN BATH ONLY

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EXCEED THE PROVISIONS OF
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FEB 14 2019

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QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the Building Code.

Walter Botter *WBE* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the Building Code.

Jardin design group inc. 27763
FIRM NAME BCIN

Jardin
DESIGN GROUP INC.
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

BLOCKING
FORCED ENTRY & GRAB BAR
LAMBERTS LANE
TOWN OF CALEDON

MODEL NAME
T

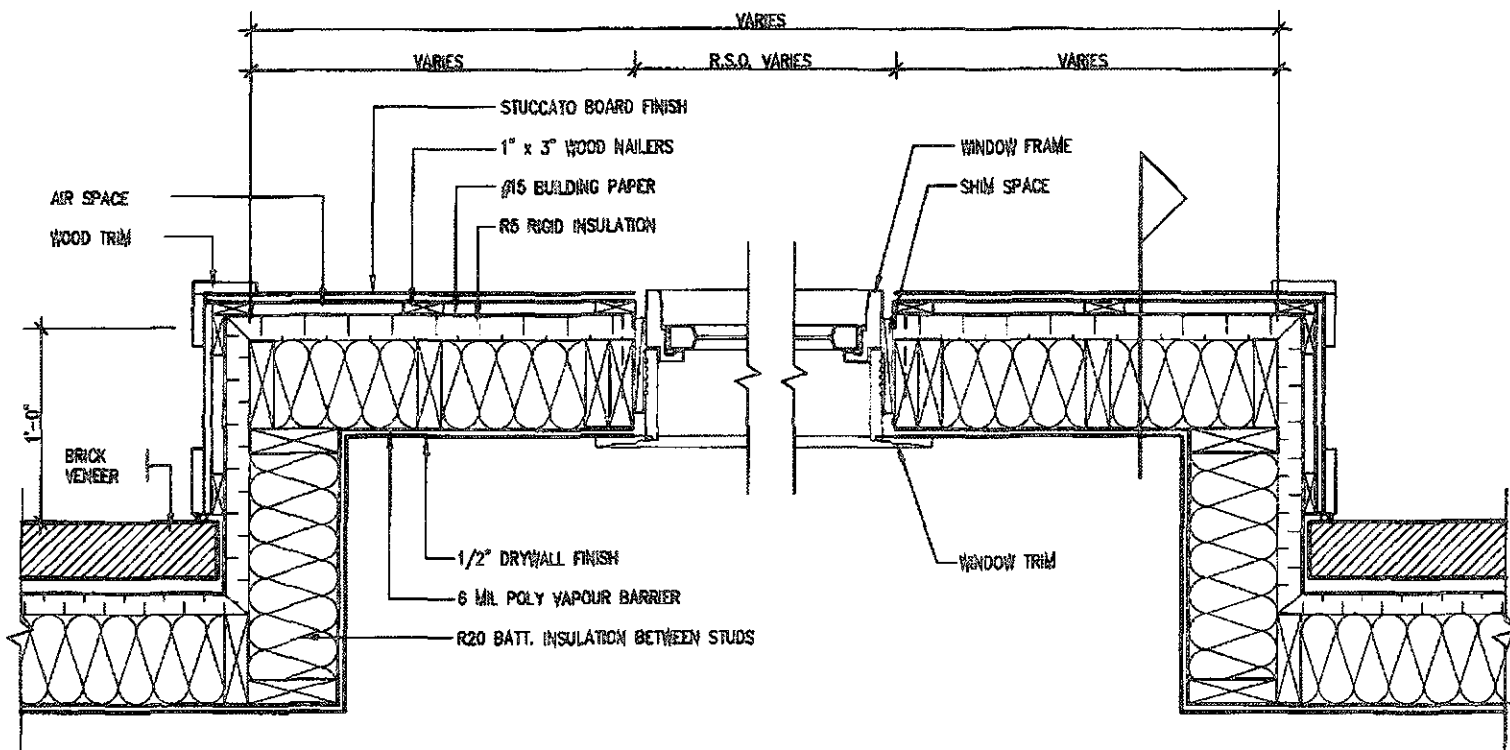
SCALE:
3/4" = 1'-0"

PROJ. No.
18-18

DWG. No.
9

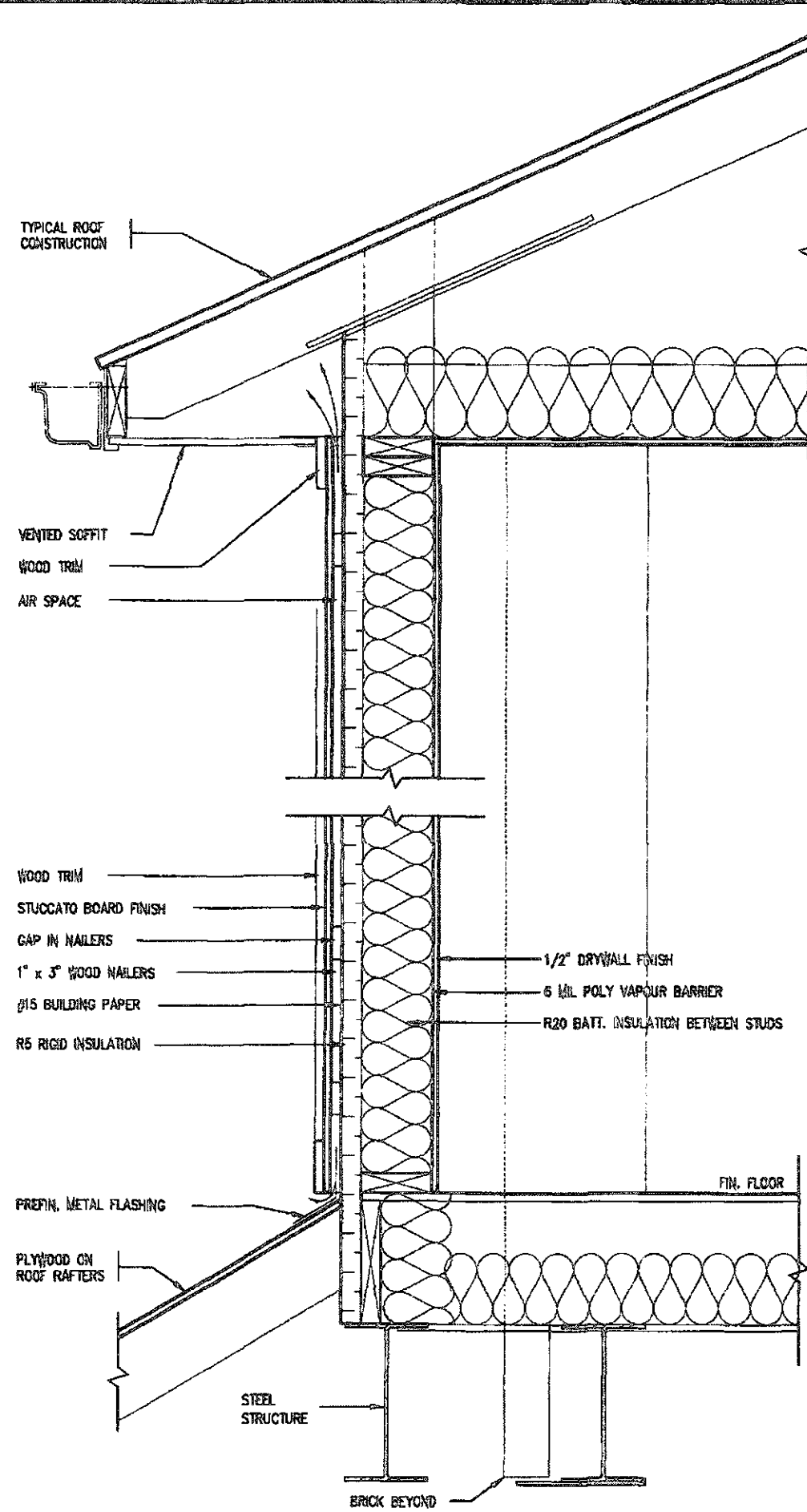
BILD

RECEIVED
TOWN OF CALEDON
BUILDING SECTION
FILE NO. 2012-07-20



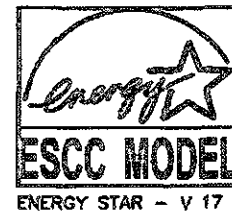
PLAN VIEW

STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)



CROSS SECTION

THIS STRUCTURE MUST BE
CONSTRUCTED TO MEET OR
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FEB 14 2019

2012 CODE

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QUALIFICATION INFORMATION
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Waiter Botter 21037
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the Building Code.

Jardin design group inc. 27763
FIRM NAME BCIN

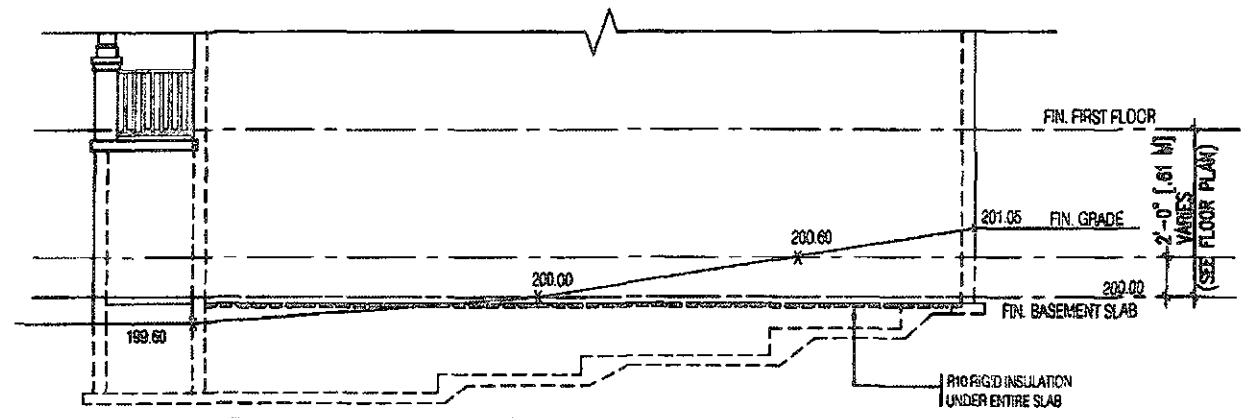
Jardin
DESIGN GROUP INC.
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

STUCCATO BOARD
FINISH CLADDING
LAMBERTS LANE
TOWN OF CALEDON

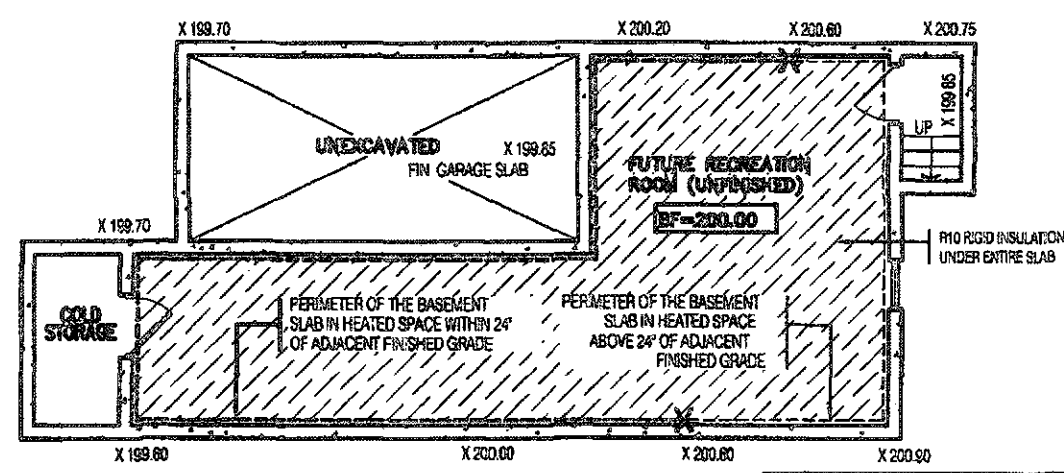
MODEL NAME
T

SCALE
1" = 1'-0"

PROJ. No. 18-18 DWG. No. 10



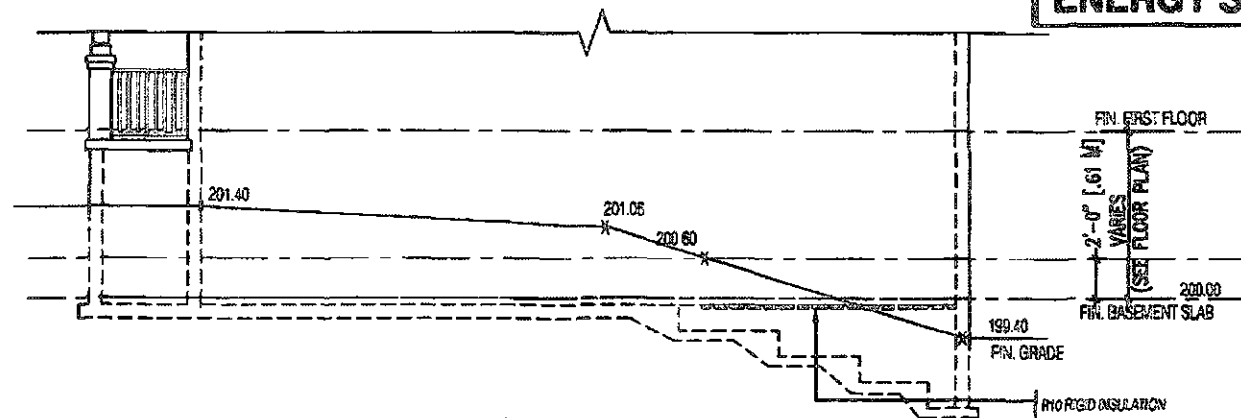
TYPICAL RIGHT SIDE ELEVATION



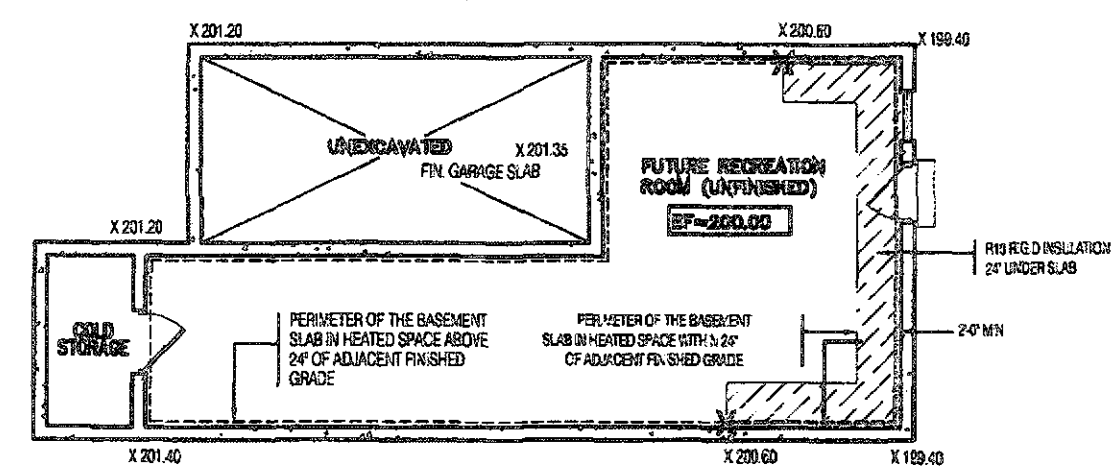
TYPICAL BASEMENT PLAN

SLAB ON GRADE CONDITION

NOTES:
1. LEVELS SHOWN ON THE PLANS ARE FOR ILLUSTRATION PURPOSE ONLY. SEE FINAL GRADING PLAN FOR ACTUAL LEVELS.
2. ALL LEVELS ARE SHOWN IN METRIC



TYPICAL RIGHT SIDE ELEVATION



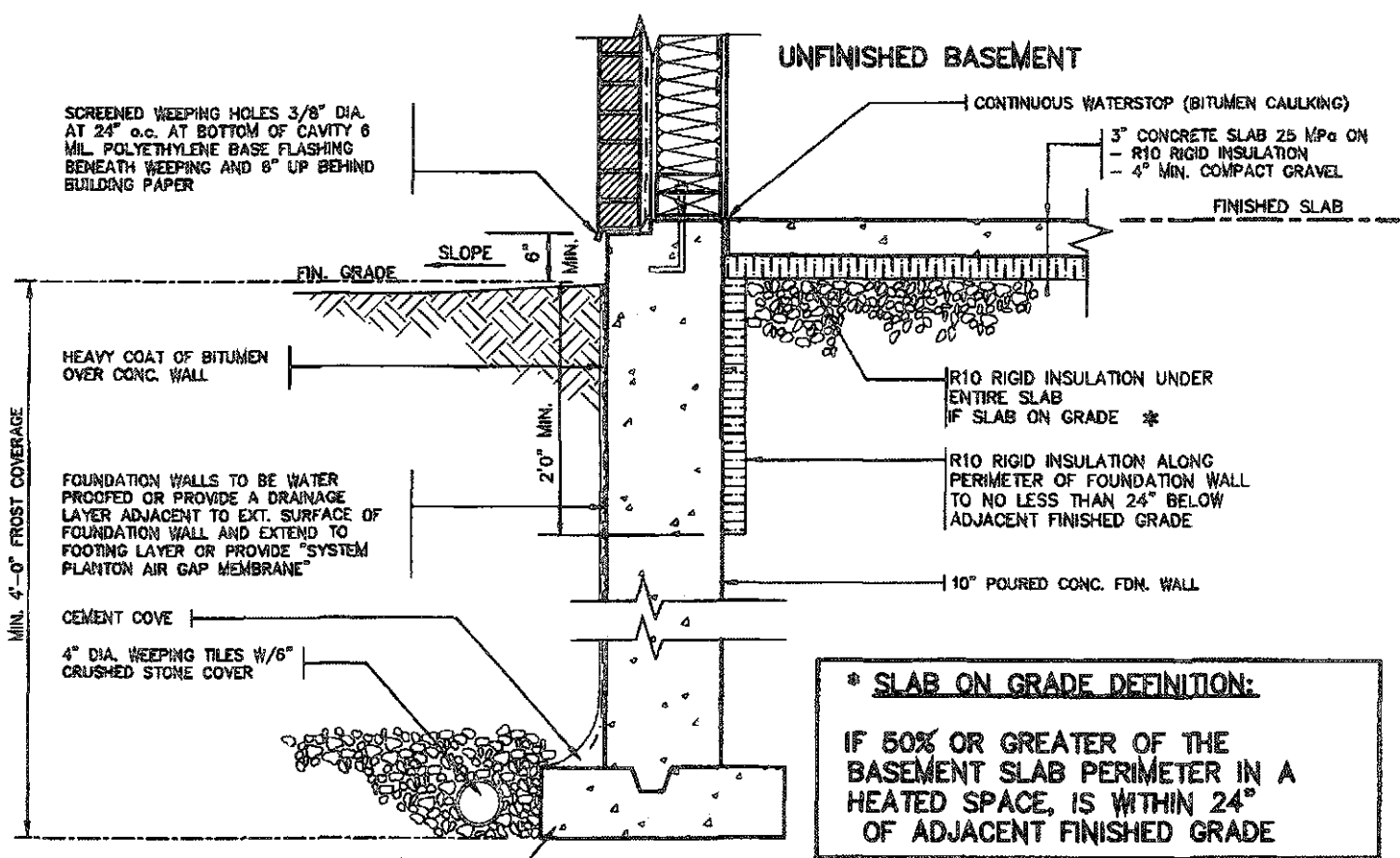
TYPICAL BASEMENT PLAN

WALK OUT BASEMENT CONDITION

NOTES:
1. LEVELS SHOWN ON THE PLANS ARE FOR ILLUSTRATION PURPOSE ONLY. SEE FINAL GRADING PLAN FOR ACTUAL LEVELS.
2. ALL LEVELS ARE SHOWN IN METRIC

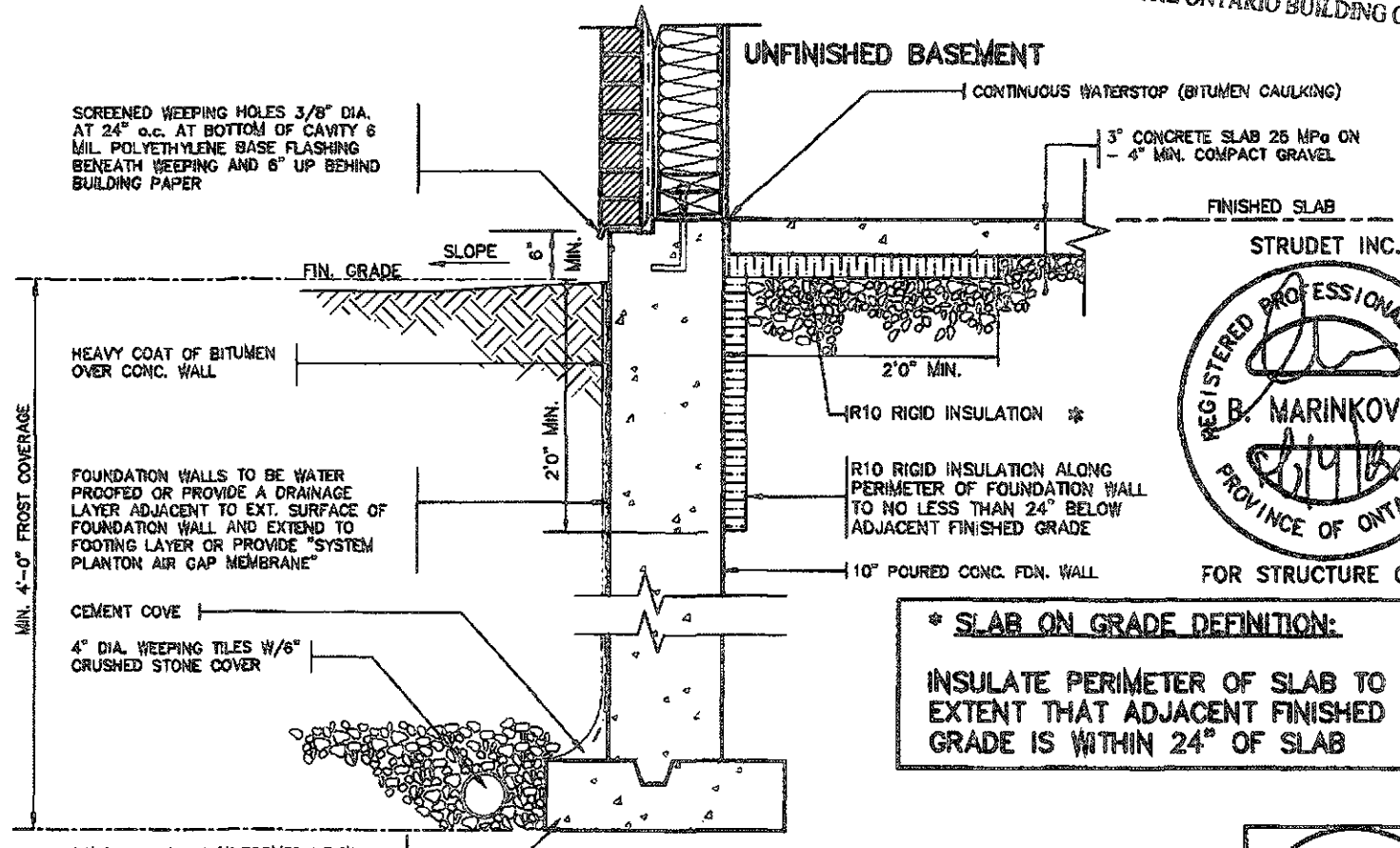
ENERGY STAR V-17

RECEIVED
SEP 26 2019
TOWN OF CALEDON
BUILDING SECTION
FILE NO.



* SLAB ON GRADE DEFINITION:
IF 50% OR GREATER OF THE BASEMENT SLAB PERIMETER IN A HEATED SPACE, IS WITHIN 24" OF ADJACENT FINISHED GRADE

SLAB ON GRADE



* SLAB ON GRADE DEFINITION:
INSULATE PERIMETER OF SLAB TO EXTENT THAT ADJACENT FINISHED GRADE IS WITHIN 24" OF SLAB

WALK OUT BASEMENT

THIS STRUCTURE MUST BE CONSTRUCTED TO MEET OR EXCEED THE PROVISIONS OF THE ONTARIO BUILDING CODE

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

Energy Star
ESCC MODEL
ENERGY STAR - V 17

FEB 14 2019

2012 CODE

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.	7	
JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.	6	
AS CONSTRUCTED DIMENSIONS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.	5	
JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.	4	
THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT TO BE REPRODUCED.	3	FEB. 11, 2019
	2	FEB. 27, 2016
	1	FEB. 8, 2016
DATE:	WORK DESCRIPTION:	

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.3 of the Building Code.

Walter Botter 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the Building Code.

Jardin design group inc. 27763
FIRM NAME BCIN

jardin
DESIGN GROUP INC.
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

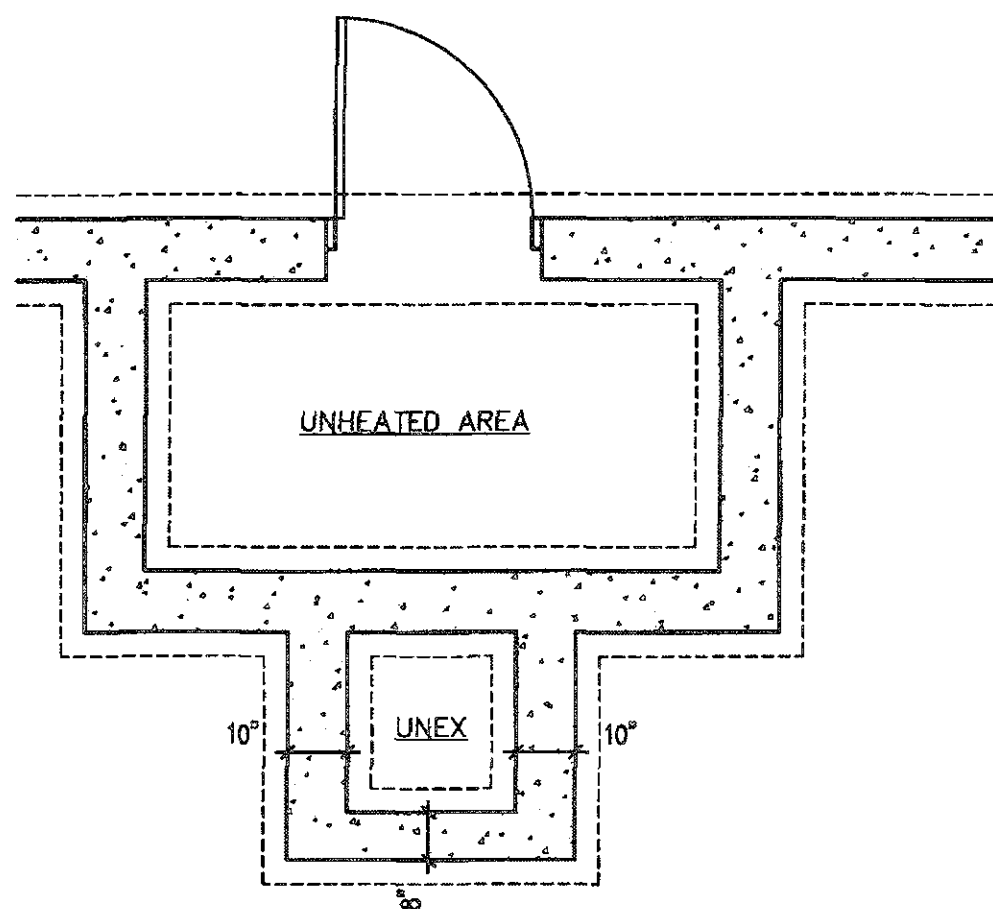
SLAB ON GRADE
WALKOUT BASEMENT
LAMBERTS LANE
TOWN OF CALEDON

MODEL NAME
T

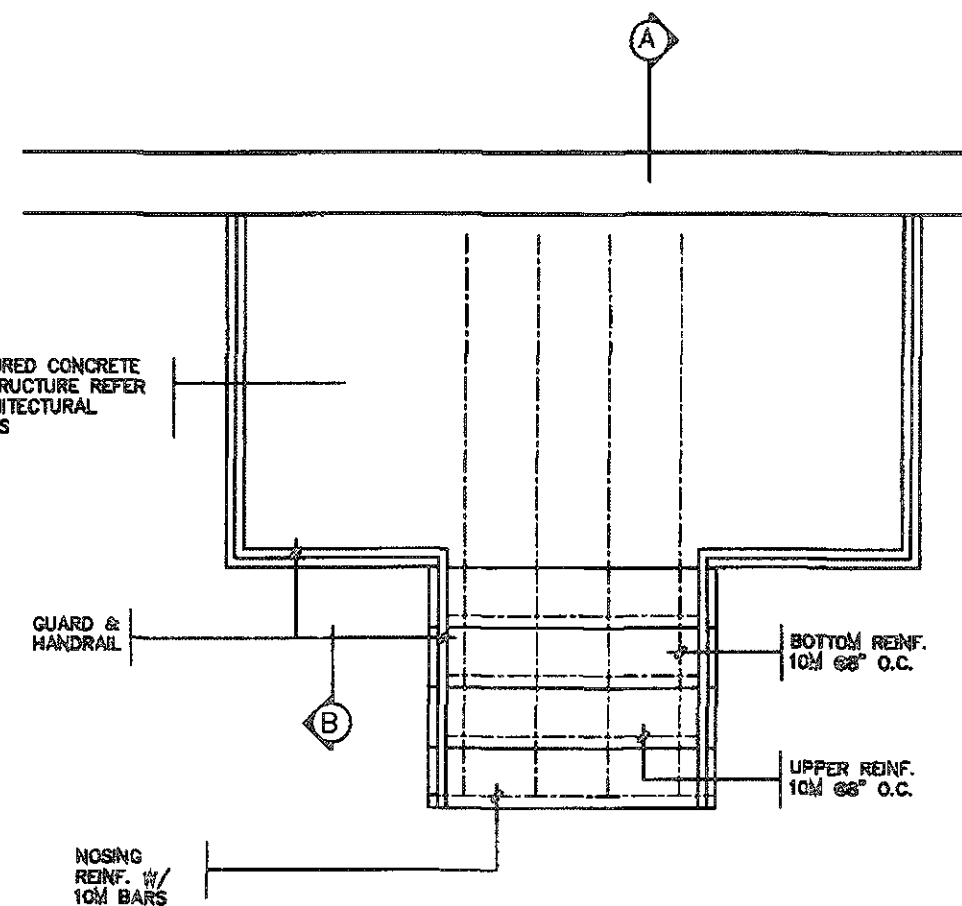
SCALE
N.T.S.

PROJ. No.
18-18

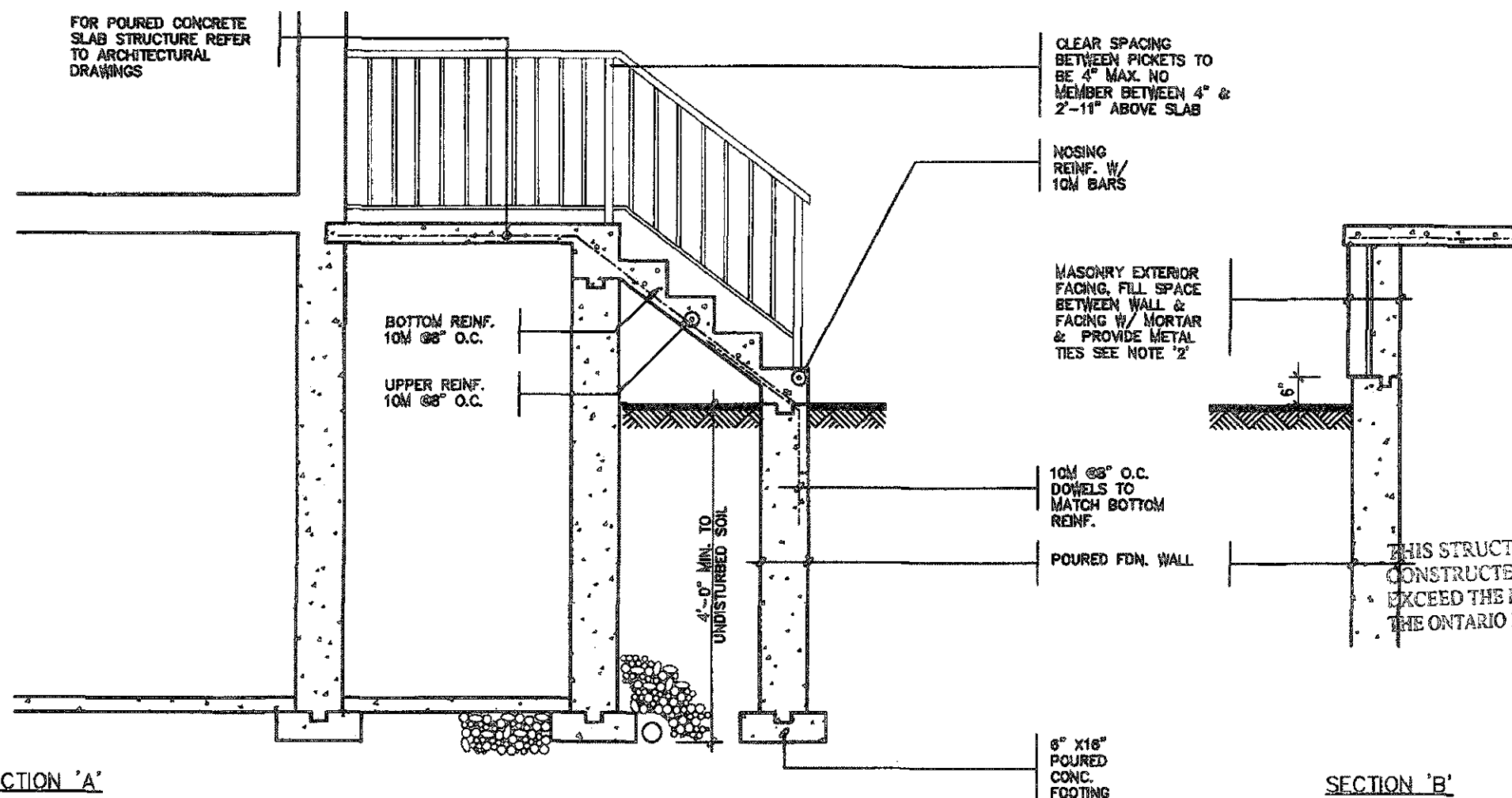
DWG. No.
11



FOUNDATION PLAN

FOR POURED CONCRETE
SLAB STRUCTURE REFER
TO ARCHITECTURAL
DRAWINGSGUARD &
HANDRAILNOSING
REINF. W/
10M BARS

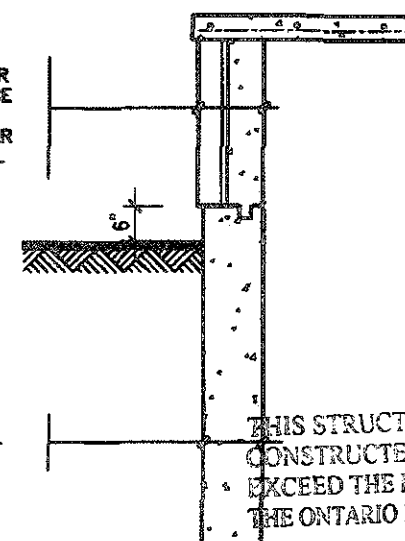
GROUND FLOOR PLAN

FOR POURED CONCRETE
SLAB STRUCTURE REFER
TO ARCHITECTURAL
DRAWINGS

SECTION 'A'

CLEAR SPACING
BETWEEN PICKETS TO
BE 4" MAX. NO
MEMBER BETWEEN 4" &
2'-11" ABOVE SLABNOSING
REINF. W/
10M BARSMASONRY EXTERIOR
FACING, FILL SPACE
BETWEEN WALL &
FACING W/ MORTAR
& PROVIDE METAL
TIES SEE NOTE '2'10M @8" O.C.
DOWELS TO
MATCH BOTTOM
REINF.

POURED FDN. WALL

6" X16"
POURED
CONC.
FOOTING

SECTION 'B'

GENERAL NOTES

1. EXTERIOR STAIRS

7 7/8" RISE MAXIMUM
8 1/4" RUN MINIMUM
9 1/4" TREAD MINIMUM

2. MASONRY TIES

WHEN BRICK FACING IS USED ABOVE
GROUND LEVEL, PROVIDE 3/16" DIA.
CORROSION RESISTANT METAL TIES @ 36"
HORIZONTAL & 8" VERTICAL

3. GUARDS

ARE REQUIRED AROUND CONCRETE SLAB
IF MORE THAN 2'-0" ABOVE GRADE & ON
BOTH SIDES OF STAIRS CONTAINING MORE
THAN 6 RISERS. MINIMUM 31" HIGH FOR
STAIRS MINIMUM 36" HIGH FOR PORCHES
UP TO 6'-11" ABOVE GRADE. MINIMUM 42"
HIGH FOR GREATER HTS.

4. HANDRAIL

ARE REQUIRED WHERE STEPS HAVE MORE
THAN 3 RISERS. HANDRAIL HEIGHT 31" -
38".

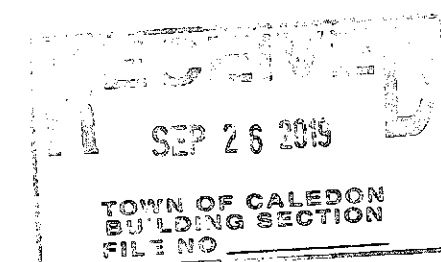
5. FOUNDATION WALLS

THICKNESS OF FOUNDATION WALLS IS
DEPENDANT UPON VENEER CUT 8" FOR UP
TO 26" VENEER CUT HEIGHT 10" FOR
VENEER CUT OVER 26" HIGH

6. CONCRETE

MINIMUM CONCRETE STRENGTH SHALL BE
4650 PSI [32MPa] W/ 5%-8% AIR
ENTRAINMENT MINIMUM CONCRETE SLAB
THICKNESS 6"

7. CONCRETE COVER

PROVIDE MINIMUM 3/4" CLEAR CONCRETE
COVER TO REINFORCING BARS

STRUDET INC.

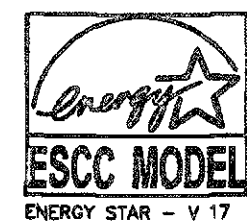


FOR STRUCTURE ONLY

NOTE:
FOR MORE THAN 8 RISERS

FEB 14 2019

2012 CODE



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AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

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7		
6		
5		
4		
3	FEB. 11, 2019	REV. ENERGY STAR V-17 TO ENERGY STAR V-17 PER CLIENT REQUEST
2	FEB. 27, 2018	REV. ENERGY STAR VERSION AND DECK DETAIL: ISSUED TO CLIENT
1	FEB. 8, 2016	PREPARED TO ENERGY STAR & ISSUED TO CLIENT
No.	DATE	WORK DESCRIPTION

DRAWN BY:

DRAWING NAME: GENERAL NOTES

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code.

Walter Boffler *WBe* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code.

Jardin design group inc. 27763
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64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
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POURED CONCRETE STAIRS

LAMBERTS LANE
TOWN OF CALEDON

MODEL NAME	T
SCALE	3/8"=1'-0"
PROJ. No.	18-18
DWG No.	12